

Historic Structures Report
Renwick Courthouse, Wallace Library, and Old Jail
City of Fredericksburg, Virginia



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Chapter 1: Introduction

The City of Fredericksburg commissioned Commonwealth Architects to compile a historic structure report and maintenance recommendations for the Renwick Courthouse, the Wallace Library, and the Old Jail, located in Fredericksburg, Virginia. Each of the three buildings was built at different times (and, in the case of the Old Jail, contains material both retained and reused from earlier buildings), and have undergone their own individual history of construction, modification, renovation, alteration, and maintenance.

The three buildings are listed on both the Virginia Landmarks Register and the National Register of Historic Places, as contributing resources to the Fredericksburg Historic District. Both listings occurred in 1971. The buildings are excellent candidates for a rehabilitation project utilizing state and federal Historic Rehabilitation Tax Credits, which would both help to insure the protection of the physical integrity of the buildings, and offer incentives to the City of Fredericksburg to rehabilitate the buildings in a historically-appropriate manner.

When establishing a new benchmark for well-informed future work, it is essential to distinguish original from merely old conditions whenever possible. During generation of this report, Commonwealth addressed this central need by utilizing three methodologies: investigation of extant documentary materials, clarification of the historical narrative and timeline, and assessment of present physical conditions. We investigated archival holdings and examined the property with an eye toward both cause and effect of natural aging and decay processes. We also worked closely with professional engineers to assess existing structural, mechanical, and utility systems, and

provide recommendations for their maintenance or replacement.

We commend the City of Fredericksburg for sponsoring this research and documentation effort. As architectural historians, we are honored to add our support to this organization's stewardship of the Renwick Courthouse, the Wallace Library, and the Old Jail.

Executive Summary

Renwick Courthouse

The Renwick Courthouse, designed by James Renwick and built in 1852, is an imposing two-story structure with a bell tower incorporated into the front facade. In 1862 the courthouse served as a Confederate barracks. Hardly a year later, it served as a refuge for newly-escaped enslaved individuals as well as a war hospital. The Courthouse was said to have been struck by cannon fire during the Battle of Fredericksburg in 1862, but ultimately survived.

The building can be divided into three major sections: the north, center and south wings. It is constructed of exterior masonry bearing walls with concrete- or steel-framed first and second floors. The roofs at all three major sections of the building are wood-framed. At the south wing, the roofs are supported by scissor trusses that were originally exposed. Above the court room in the center wing, exposed hammer beam trusses can be observed. The north wing roof framing, never intended to be exposed, consists of a system of simple king post trusses.

Multiple renovations over the past century and a half have resulted in much of the original exposed structure being covered up and many original finishes removed. Architecturally it lacks much of the original grandeur Renwick had intended due to the introduction of a second floor, effectively

cutting the height of the court room to half of the original. On the interior, alterations such as the introduction of a second floor, cutting the height of the court room to half of the original, significantly altered the most architecturally significant space in the building. On the exterior, the removal of the original parapets and the reworking of the roof line, alterations to the bell tower, and the addition of a rough-cast stucco finish, similarly divide from the original design. In recent times, the courthouse was found to no longer meet the demands of modern court operations. Perhaps Fredericksburg's most significant piece of architecture, it has been vacant since 2014.

Challenges at the Renwick Courthouse

Among the many challenges presented at the Renwick Courthouse are:

- Persistent moisture infiltration through hairline cracks in the Portland cement textured stucco (Fig. 1.1).
- Significant damage to and stress upon structural members (Figs. 1.2, 1.3).
- Chronic moisture infiltration in the bell tower (Fig. 1.4).



Figure 1.1, Renwick Courthouse, detail of exterior stucco. Note hairline cracks that result in moisture infiltration. Photograph 2015.



Figure 1.2, Fredericksburg Courthouse, North attic. Shifting of and damage to structural members. Photograph 2015.



Figure 1.3, Fredericksburg Courthouse, North attic. Broken truss. Photograph 2015.



Figure 1.4, Fredericksburg Courthouse, bell tower. Moisture infiltration into the bell tower. Photograph 2015.

Opportunities at the Renwick Courthouse

Among the many opportunities presented at the Renwick Courthouse are:

- The potential reinstatement of a historically-compatible exterior stucco finish through removal of the existing Portland cement textured stucco.
- The potential to reveal the two-story south wing space and decorative scissor trusses in the south attic (Figs. 1.5, 1.6).
- The potential reinstatement of the original parapet walls and roof slope (Figs. 1.7, 1.8).



Figure 1.5, Fredericksburg Courthouse, South attic. Evidence of the original surface treatment of the exterior (which survives on the portion of the South attic above the early 20th century ceiling) remains, as does the interior finish itself. Photograph 2015.

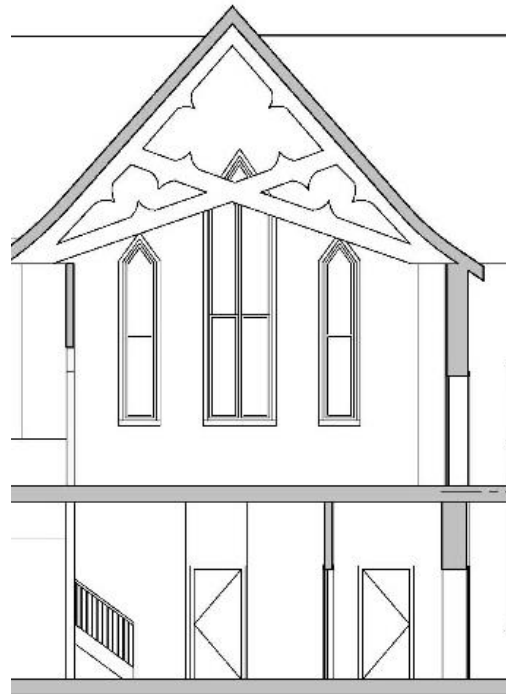


Figure 1.6, Fredericksburg Courthouse, South Wing, section. Among the many opportunities at the Renwick Courthouse is the potential reinstatement of the volume of the second floor space and the distinctive scissor truss in the South Wing. Sketch 2015.



Figure 1.7, Fredericksburg Courthouse, South Wing. Image of the original parapets and roof slope, removed by later alterations. Photograph 1865.

Wallace Library

To the north of the historic courthouse sits the old Wallace Library, a 2-story Colonial Revival building constructed in 1910. It was used as a public library until 1971, when the Fredericksburg School Board took over the building for its administrative offices. Similar to the Jail, it is also built into the hill with only the monumental façade exposed on the west side and an additional partial lower level exposed on the east. The building was renovated in the 1970s and the monumental space was divided vertically with the introduction of a second floor. The second

floor structure is unknown due to the presence of architectural finishes. The building was also underpinned during the renovation to create the below-grade mechanical space.

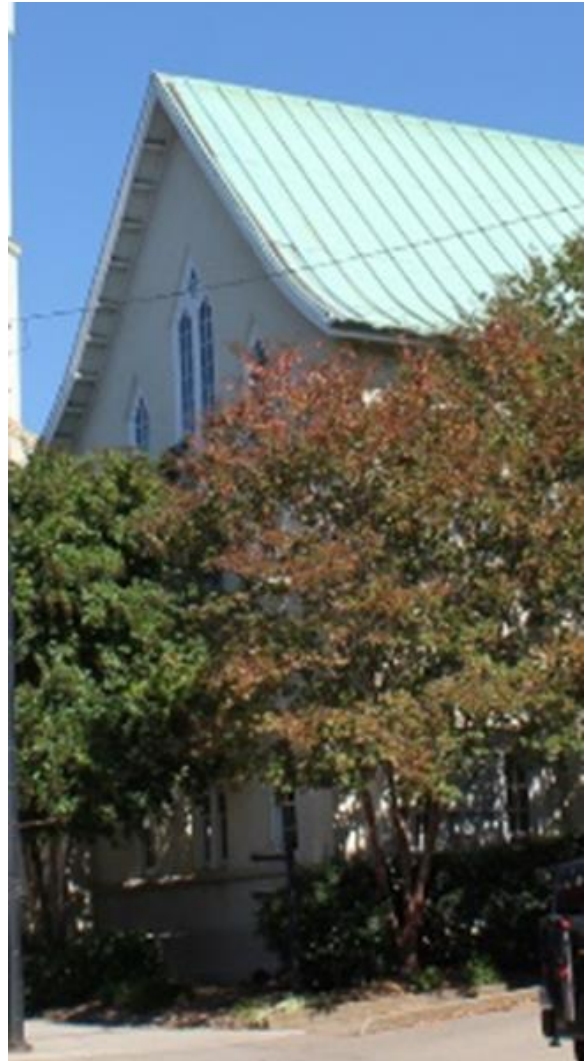


Figure 1.8, Fredericksburg Courthouse, South Wing, Existing roof. Photograph 2015.

Challenges at the Wallace Library

Among the many challenges presented at the Wallace Library are:

- Significant loss of mortar on the north elevation (Fig. 1.9).
- Persistent moisture infiltration into the basement level (Fig. 1.10).

- Shifting and cracking of the brick at the north elevation, a situation related to loading issues on the basement wall created by the excavation of the basement (Fig. 1.11).



Figure 1.9, Wallace Library. Extensive mortar loss in the north elevation. Photograph 2015.



Figure 1.10, Wallace Library. Persistent moisture infiltration in the basement. Photograph 2015.



Figure 1.11, Wallace Library. Pervasive shifting and cracking of brick in the north elevation. Photograph 2015.

Opportunities at the Wallace Library

Among the many opportunities presented at the Wallace Library are:

- Flexibility of use and finishes created by the lack of interior historic fabric. Nonhistoric interiors do not require special treatment or consideration under the Standards (Fig. 1.12).
- The building's excellent exterior integrity (Fig. 1.13).
- Potential reinstatement of the original two-story volume through the removal of the non-historic second floor (Fig. 1.14).



Figure 1.12, Wallace Library. Existing, non-historic interior finishes that do not require special treatment or consideration. Photograph 2015.



Figure 1.14, Wallace Library. The current interior partitions and finishes are not historic, creating an opportunity for the removal of the non-historic floor and the reinstatement of the original two-story volume. Photograph 2015.



Figure 1.13, Wallace Library. Note the building's excellent exterior physical integrity. Photograph 2015.

Old Jail

The Old Jail was built in 1928 and served as a jail into the 1970s, when the police department vacated the building. In 2006 it was re-utilized as temporary holding cells. Presently, a portion of the building is being used by the Police Department for bicycle storage.

The Jail is built into the hill directly behind the courthouse. It consists of two stories, one above grade and one partially below grade, and can be divided into north and south portions. The north portion is constructed of wood, with floor and roof framing supported on masonry bearing walls, concrete masonry at the upper level and brick at the lower level. The south portion has a reinforced concrete-framed roof and second floor with concrete bearing walls at the upper level and brick and stone masonry walls at the lower level.

Challenges at the Old Jail

Among the many challenges presented at the Old Jail are:

- Spalling, rust-jacking, and cracking of the exterior concrete walls (Figs. 1.15, 1.16).
- Lack of functional windows (Fig. 1.17).
- A roof nearing the end of its lifespan (Fig. 1.18).



Figure 1.15, Old Jail. Rust-jacking and spalling of the exterior concrete wall surfaces. Photograph 2015.



Figure 1.16, Old Jail. Cracking of the exterior concrete wall surfaces. Photograph 2015.



Figure 1.17, Old Jail. Nonfunctional window. Photograph 2015.



Figure 1.18, Old Jail roof, which is nearing the end of its expected lifespan. Photograph 2015.

Opportunities at the Old Jail

Among the many opportunities presented at the Old Jail are:

- Clearly-visible layers of the building's history (early stone, later brick, and the existing concrete jail), which lends itself to public interpretation (Fig. 1.19).
- The fact that two historic jail cells remain, offering opportunities for preservation and interpretation (Fig. 1.20).
- The potential for flexibility in build-out of the concrete jail portion of the building (1.21).



Figure 1.19, Old Jail. Visible layers of history: early stone, later brick, and the existing concrete jail. Photograph 2015.



Figure 1.20, Old Jail. Two surviving jail cells, Photograph 2015.



Figure 1.21, Old Jail. Concrete jail portion of the building, where much of the historic material has already been removed or compromised.

Federal and State Rehabilitation Tax Credits

The Historic Rehabilitation Tax Credit Program provides a dollar-for-dollar reduction of Federal and State income tax equal to the designated percentage of qualifying rehabilitation costs. The federal credit is worth 20% of the qualified rehabilitation expenses; the Virginia credit is

worth 25%. In order to be eligible for the federal credit, a building must be listed on the National Register of Historic Places and must be income producing, and the cost of the qualifying rehabilitation expenses must be equal at least the adjusted bases of the resource, or \$5,000, whichever is greater. Eligibility for the Virginia credit requires the building to be listed on the Virginia Landmarks Register. The resource can be income-producing or owner-occupied, but the cost of qualifying rehabilitation expenses must equal at least 50% of the assessed value of the resource (or 25%, if owner occupied).

Both the federal and state programs require that the rehabilitation work be completed within a 24-month period or, if stated in advance, the project can be phased over a 60-month period. Qualifying expenses include both hard and soft costs. *Hard costs* are associated with the work related directly to the structure and its operation, and typically included such expenses as general construction, electrical, plumbing, and mechanical systems costs. *Soft costs* are those associated with the professional services required to rehabilitate the structure and typically include such expenses as architectural fees, engineering fees, and specialty consultant fees. Expenses which do not qualify for either federal or state tax credits include acquisition costs, site work, cabinets, appliances, and new additions.

Comparison of Federal And State Rehabilitation Tax Credits		
	Federal	State
<i>Agency</i>	National Park Service	Virginia Department of Historic Resources
<i>Eligibility</i>	Income-producing buildings only	Income-producing and owner-occupied buildings

	Listing on the National Register of Historic Places	Listing on the Virginia Landmarks Register
<i>Credit</i>	20% of eligible expenditures	25% of eligible expenditures
<i>Holding Period</i>	5-year holding period	No holding period
<i>Carry-forward, carry-back</i>	20-year carry-forward, 1-year carry-back	10-year carry-forward, no carry-back

Figure 1.22: Comparison of Federal and State Rehabilitation Tax Credits

Summary of Federal Credits

The federal rehabilitation credit for any taxable year is the sum of 20% of the qualified rehabilitation expenditures with respect to any certified historic structure. (IRC § 47(a)). “Qualified rehabilitated building” means any building (and its structural components) that has been “substantially rehabilitated”, was placed in service before the beginning of the rehabilitation, and for which depreciation or amortization is allowable with respect to the building (i.e, it is/was used for a business purpose). (IRC § 47(c)(1)(A)).

“Substantially rehabilitated” means that the qualified rehabilitation expenditures during the 24-month period selected by the taxpayer, and ending with or within the taxable year, exceed the greater of:

1. the adjusted basis of such building (and its structural components), or
2. \$5,000.

Essentially, this means that for most projects the greatest expenditures must be made within a two-year period.

For a phased rehabilitation, as set forth in architectural plans and specifications submitted with the Part 2 application before the rehabilitation begins, a 60-month period applies rather than the 24-month period for determining that the building was substantially rehabilitated. (IRC § 47(c)(1)(C)). In order to

use the 60-month measuring period for a phased project, the taxpayer must phase the project from the beginning. (It is advisable to submit a phasing plan at the start of a project, even if there is a possibility the project can be completed within two years. The phasing plan will hold open the possibility of taking up to 60 months to complete the project, but the taxpayer is not obligated to take that long to complete the project.)

“Qualified rehabilitation expenditures” (QREs) include any amount properly chargeable to capital account for depreciable property (i.e., business use property), *incurred at any time prior to the end of the year in which the building is placed in service*, in connection with the rehabilitation of a qualified rehabilitated building. Straight-line depreciation generally must be used with respect to determining any qualified rehabilitation expenditures. CITE

“Qualified rehabilitation expenditures” do not include:

1. the cost of acquiring any building or interest therein.
2. any expenditure attributable to the enlargement of an existing building.
3. costs for rehabilitations not certified as compliant with the The Secretary of the Interior's Standards for Rehabilitation.

Under the federal program if the building is disposed of or loses its income producing status within 5 years after the rehabilitation is completed, the taxpayer will face recapture of a percentage of the credit received. The amount of recapture is reduced by 20% in each succeeding year after the year the rehabilitation is completed and is completely phased out after five years. CITE

“Tax exempt use property” cannot qualify for federal historic credits. (IRC § 50(b)(3)). For property other than nonresidential real property, “tax exempt use property” refers to

the portion of any tangible property leased to a tax-exempt entity. For nonresidential real property, “tax exempt use property” refers to the portion of the property leased to a tax-exempt entity in a disqualified lease, provided that the portion leased to tax-exempt entities in disqualified leases is more than 50% of the property. To comply with this limitation less than 50% of the building may be used by City/non-profit agencies post-rehabilitation. The extent of use of the building by City/non-profit agencies will reduce the amount of federal historic credits available.

A “disqualified lease” means any lease of the property to a tax-exempt entity, but only if:

1. part or all of the property was financed (directly or indirectly) by tax-exempt bonds issued by such entity (or a related entity);
2. under such lease there is a fixed or determinable price purchase or sale option (or its equivalent) with such entity (or a related entity);
3. such lease has a lease term in excess of 20 years; or
4. such entity (or a related entity) previously owned the property and engaged in a sale and leaseback transaction, excluding sale and leasebacks occurring within 3 months after the date such property is first used by the tax-exempt entity (or a related entity). CITE

As a general matter, property used by a tax-exempt or governmental organization (except to the extent such property is used predominantly in an unrelated trade or business or is treated as debt-financed property) does not qualify as property that can be the subject of a federal general business credit under Section 38. (See Treas. Reg. 1.48-1(j)&(k)). Property used by such organizations includes:

1. property owned by the organization (whether or not leased to another person); and
2. property leased to the organization.

Unless used predominantly in an unrelated trade or business, property leased by another person to such organizations, or property leased by a tax-exempt organization to another person, does not qualify as Section 38 property to either the lessor or the lessee. This restriction does not apply to property leased on a casual or short-term basis to a tax-exempt organization.

Summary of State Credits

The Virginia Department of Historic Resources administers the historic rehabilitation tax credit in Virginia. An individual, trust or estate, or corporation incurring eligible expenses in the rehabilitation of a certified historic structure is entitled to a credit against the Virginia income tax (or bank franchise or insurance company license taxes) equal to 25% of eligible expenses. (Va. Code § 58.1-339.2). Under the state program there is no continuing ownership requirement following completion of the rehabilitation (ie: no recapture period). "Tax exempt use property" restrictions do not apply for state historic credits, providing much more flexibility for historic credits to benefit governmental and non-profit entities.

Similar to the federal program, "eligible rehabilitation expenses" are expenses incurred in the material rehabilitation of a certified historic structure and added to the property's capital account. "Material rehabilitation" means improvements or reconstruction consistent with The Secretary of the Interior's Standards for Rehabilitation, the cost of which amounts to at least 50% of the assessed value of such building for local real estate tax purposes for the year prior to the initial expenditure of any rehabilitation expenses.

An "owner-occupied building" means any building that is used as a personal residence by the owner. If the building is owner-occupied, "material rehabilitation" means the cost of improvements amounting to at least 25% of the assessed value of such building for local real estate tax purposes for the year prior to the initial expenditure of any rehabilitation expenses.

Credits granted to a partnership or S corporation are passed through to the partners or shareholders, respectively, either in proportion to their ownership interest in such entity or as provided in an executed agreement between the partners or shareholders.

Tax Credit Syndication

"Syndication" is the process by which the owner of a building undergoing a rehabilitation tax credit project brings an investor into the ownership structure of the building so that the investor can claim the credits (and other economic and tax benefits), typically in exchange for providing equity to the rehabilitation project. It is important to note that federal historic tax credits are not sold directly to an investor. With syndication, an investor becomes a minority "owner" of the property as a participant in a limited partnership or as a member in a limited liability company (an LLC).

In order for a federal tax credit to be generated by the Renwick Courthouse, Wallace Library, and Old Jail, the complex would have to be income-producing. For that purpose, it would have to be either sold to a new owner or have a long-term lease (typically 39 years) executed to establish a tax generating entity, typically an LLC. The entity would not have to be income-producing in order for a state tax credit to be generated. In either case, if the entity taking on the work does not have enough federal or state income tax liability to justify holding the credit

through the carry-forward period, the federal and / or state tax credit can be syndicated to an investor. A given entity can syndicate one or both credits, and if both credits are syndicated, they need not go to the same investor. The investor would be required to be admitted to the LLC, and to remain within it for the purposes of the federal credit, through the full five-year holding period. The current rate for federal credits are \$0.85-\$0.88 per \$1.00 credit, while current market rate for state credits are \$.80-\$.85 per \$1.00 credit, depending upon the size of the credit and individual market conditions. At the end of the five-year federal holding period, the federal investor could exit the LLC.

This system allows non-income-producing entities to utilize historic rehabilitation tax credits. Although there are several investment structures that would allow use of both federal and state tax credits, due to the complexity and longevity of the structure required for the federal credit, most municipalities elect to pursue state tax credits only.

A typical syndication would proceed as follows:

1. Municipal leaders approve of the rehabilitation plan, and identify a master tenant site developer as partner for the project.
2. An ownership LLC is created, and the buildings are transferred to that LLC. The LLC master leases the site to the tenant LLC. The locality may still retain site control through lease rights (there are a number of possible scenarios under this arrangement).
3. The tenant LLC partners with a Historic Tax Credit (HTC) investor. Rehabilitation plans are finalized and a financial model updated. Development financing is secured. The tenant LLC proceeds with development, incurring the HTC

QRE directly. Tenant LLC HTC pass-through elections are done with investors.

4. The tenant LLC completes the project, the building is placed in service, and the historic rehabilitation tax credits are awarded. The loan is paid down by the HTC equity.
5. After 5+ years, the locality can buy out residual interests (a variety of options exist for this).

While it is possible for a municipality to directly undertake a rehabilitation tax credit project, ownership (e.g. tax generation) and financing (especially if certain funding sources, such as general obligation bonds, cannot be used to fund QREs) and other complications make this option very difficult.

Review of Available Documentation

Several documents were provided by the City of Fredericksburg for review. The available documentation was limited to the historic Courthouse and included partial original and renovation drawings as well as previous reports and studies. These documents provided critical historical background information, past observations, information on repointing efforts, and architectural repairs and reinforcement.

Drawings

- Three original drawings for the Historic Courthouse, including one partial exterior elevation, a section through the court room, and the plan of one of the wings, James Renwick, Jr., ca. 1852.
- *Revised Alterations to Courthouse for City of Fredericksburg*, J. Binford Walford & O. Pendleton Wright Architects, 1948.
- *Renovations to the Fredericksburg Circuit Courthouse*, James O. McGhee Architects, 1990.
- *Bell Tower Restoration Circuit Court Building*, Seal Engineering, 2002.

Reports and Studies

- *Workes Progress Administration of Virginia Historical Inventory- Spotsylvania County Courthouse*, January 1937.
- *Renwick's Virginia Courthouse: A Product of Patriotism*, Margareta Williamson, 1982.
- *Court Facility Feasibility Study*, Moseley Architects with Sadler & Whitehead Architects, August 2007.
- *Courthouse and Court Facilities Master Planning and Design*, Glavé and Holmes Associates, November 2009.

Note: very limited architectural materials were made available, or could be subsequently located, for the Wallace Library and Old Jail. The only architectural drawings located for the Old Jail pertained to a 1970 mechanical upgrade. No architectural drawings for the Library were available at the time this report was written.

Team Organization & Methodology

The team for this historic structure report effort was led by architectural historian Bryan Clark Green, PhD, with welcome guidance from the City of Fredericksburg's Mark Whitley. Green surveyed the building to record present conditions and assess its current state, and performed documentary research in the collections of Preservation Virginia, the Virginia Department of Historic Resources, the Library of Virginia, and other repositories.

Investigation began in September 2015. Initial efforts focused upon collection of documentary evidence, beginning with the City of Fredericksburg. The team collected all of the available documents on the Renwick Courthouse, the Wallace Library, and the Old Jail, including generations of architectural drawings, historic photographs, and previous studies and reports. A wide range of documentary and historical items were also collected from archives at Central Rappahannock Regional Library & Virginiana

Room and the Central Rappahannock Heritage Center. These documents were scanned as portable document formula (.pdf) documents and organized into an electronic archive, which has since been presented to the City of Fredericksburg so that future preservation and maintenance efforts will have the benefit of an easily accessible archive. This collection of electronic documents will allow City of Fredericksburg staff to easily adapt this material for educational purposes, assistance with maintenance, and future research. This material was located by the HSR research team at the beginning of the process, and has been fully incorporated into this report. It has proved to be an invaluable resource for understanding previous repair and restoration efforts, and has shaped and informed our restoration recommendations throughout this report.

Following the collection and organization of archival materials, team members conducted a detailed physical survey of building fabric on all floors of the building as well as survey of exterior fabric. The City of Fredericksburg generously allowed the team complete access to the interior and exterior of the buildings, including roofs, and for that we are grateful. A structural analysis was performed by Nicole Ferran, PE, and Rebecca Domingue, PE, of 1200 Architectural Engineers. A mechanical, electrical, and plumbing evaluation was performed by John Dunlap of John Dunlap & Partners. Architectural analysis was performed by Bryan Green and Lisa Bricker of Commonwealth Architects.

The team also undertook a 3-D building scan in order to better document the physical construction of the Renwick Courthouse, the Wallace Library, and the Old Jail. Hunter McGuire and Scott Reed of Prologue scanned the building and created a three-dimensional point cloud model of the buildings that was then transitioned into a 3-D Revit model.

Once in Revit, Lisa Bricker and Tyler Carter of Commonwealth Architects took the 3-D mass models and provided custom modeling of the unique architectural features of the Renwick Courthouse, Wallace Library, and Old Jail, in order to produce accurate plans and elevations. One of the great advantages of this process is that it allows us to return to these models in the future to add additional detail, such as individual room elevations, or to tag to specific locations, photographs and conditions information. This data may thereafter be used to develop fully-interactive, data-rich 3-D models of Renwick Courthouse, Wallace Library, and Old Jail that can be collaboratively developed as we move into the future.

The various repair recommendations were assembled, discussed, and prioritized into four categories that addressed the severity, nature, and recommended time frame for each repair. These recommendations were then studied by our cost estimator, James Akers of Akers Cost Group, and from them a series of cost estimates were developed. The cost estimates reflect the repair recommendations as a series of *individual* repairs, designed to allow the City of Fredericksburg to group these repairs into packages that reflect their severity, as well as institutional priorities and available funding. This format offers the City of Fredericksburg the greatest flexibility in designing a financial approach to the rehabilitation, and to shape and inform the rehabilitation to follow. To accompany the prioritized repairs, the report includes a series of detailed descriptions of repair techniques for the various repairs recommended. These repair techniques were designed in consultation with the Secretary of the Interior's Standards for Rehabilitation and historic preservation best practices. These recommendations will assist the City of Fredericksburg by providing guidance for repairs of all kinds – from minor to major – whether they are performed by City of Fredericksburg staff, or by outside

contractors, and will help insure consistency on approach and result. Finally, the repair section contains a maintenance schedule, to help to organize periodic maintenance and upkeep at a rehabilitated Renwick Courthouse, Wallace Library, and Old Jail, to support the physical recommendations contained within this report.

While the physical investigations were underway, Bryan Green and Jennifer Hugman assembled a history of the Renwick Courthouse, Wallace Library, and Old Jail. The history, which included physical and documentary evidence as well as extensive analysis of the various repair and restoration campaigns, created a detailed documentation of the design, construction, enlargement, alteration, restoration and repair of the Renwick Courthouse, Wallace Library, and Old Jail.

After the physical investigation was conducted and the repair recommendations were assembled, we developed a series of interpretive recommendations. These recommendations proposed both physical improvements to support both interior and exterior interpretation.

Public outreach was an important and extensive component of this project. A series of public meetings were held in Fredericksburg, including a Princess Anne Street Corridor Businesses and Property Owners meeting (27 October 2015), a public meeting held at the Renwick Courthouse (7 December 2015), a meeting with the Fredericksburg Architectural Review Board (14 December 2015), and a meeting with the Fredericksburg City Council (23 February 2016). In addition to the in-person meetings, a digital survey was created and distributed by way of the City of Fredericksburg web site, to collect additional information from residents of the Fredericksburg area about the Renwick Courthouse, Wallace Library, and Old Jail.

The survey received an excellent response: 48 members of the public responded, some with extensive comment. The survey results are presented in Appendix 4 of this report.

Our hope is that this Historic Structures Report will support and inform the City of Fredericksburg's long-term commitment to the preservation and care of the Renwick Courthouse, Wallace Library, and Old Jail. The preservation of historic structures is always a challenge, never more so when the structure is a complex that was adapted over time to meet the ever-changing demands of courts, jails, and schools. The City of Fredericksburg is to be commended for its long-term commitment to preserving and protecting these historic buildings and interpreting them for generations of Virginians who have visited the buildings and conducted the business of the City of Fredericksburg within their walls and on their grounds. We hope that our efforts will help to sustain and support the City of Fredericksburg's efforts to preserve and protect the Renwick Courthouse, Wallace Library, and Old Jail.

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Fredericksburg Court Records Project
Community Volunteers

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Central Rappahannock Regional Library & Virginiana Room

Central Rappahannock Heritage Center

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Chapter 2: Design and Construction of Renwick Courthouse, Wallace Library, & Old Jail

Executive Summary: The Renwick Courthouse

The Renwick Courthouse, designed by James Renwick and built in 1852, is an imposing two-story structure with a bell tower incorporated into the front facade. In 1862 the courthouse served as a Confederate barracks, and after that, a wartime hospital. The Courthouse is rumored to have been struck by cannon fire during the Battle of Fredericksburg in 1862, but ultimately survived the Civil War.

Multiple renovations over the past century and a half have led to much of the original exposed structure being covered up and many original finishes being removed.

Architecturally, it lacks much of the original fabric on both the interior and the exterior as a result of later alterations. Modifications on the interior, such as the introduction of a

second floor to the original multi-story courtroom space and the insertion of dropped ceilings in the south wing, dramatically altered the functionality of the building, its circulation, and the most character defining spaces of the building. On the exterior, the removal of the original parapets and the reworking of the roof line, alterations to the bell tower, and the addition of a rough-cast stucco finish, similarly depart from the original design.

These original design elements are known and can be reclaimed through restoration, but it is important to keep these alterations in mind when assessing the history of the courthouse.

In recent times, the courthouse was found to no longer meet the demands of modern court operations. A new courthouse was constructed, court functions transferred to the new building, and the Renwick Courthouse remains empty, awaiting a new use. Perhaps Fredericksburg's most significant piece of architecture, the Renwick Courthouse has been vacant since 2014. The many changes to, and uses of, the Renwick Courthouse are summarized in Figures 2.2 and 2.3.

Renwick Courthouse Timeline	
Date	Activity
1736	First documented Courthouse and Jail constructed (brick). ¹ The courthouse was perhaps located on part of the site of the Renwick Courthouse, but the location has not been determined..
1740	The new courthouse is occupied. ²
1852	Construction complete on the second courthouse (designed by James Renwick, Jr.).
1856	Council minutes note that repairs are to be made to the courthouse. ³ Courthouse fitted with natural gas lighting. ⁴
Late 1850s	Mayor's office at second floor of south wing is converted to drill room and armory for Fredericksburg Grays; shortly thereafter, another room is designated for use by Second Battalion. ⁵
By 1861	Confederate troops are using all unoccupied rooms except district court; a kitchen was built and indoor privy established for their purposes. ⁶

¹ Spotsylvania Court Records Will Book A, 6 October 1736, 276.

² Felder, 89.

³ Abstracts of Council Minutes from 1800 through 1878.

⁴ Williamson, 59.

⁵ Williamson, 76.

⁶ Williamson, 76.



1862	Courthouse was a participant in the Battle of Fredericksburg when the tower was used by Union troops as a lookout and signal flag station. ⁷
1864	Union troops are again lodged in the courthouse, which is used as a field hospital. ⁸
Between 1864 and 1870	Polychromatic wall surface eliminated. ⁹
1868	Council Minutes note that courtroom is to be repaired and weather vane was added in August. ¹⁰ A new iron rail was added to enclose the courthouse yard. ¹¹
1870	Roof remodeled; parapets and stepped gables removed. Roof remodeling includes altering roofline to protect stucco from deterioration due to moisture; replacing slate roof with shingle roof. The classical cornice at the tower may have been added at this time. ¹²
1877	Council authorizes repairs to courthouse including new metal doors at vault; bricking up or adding metal shutters to windows; supporting arch with iron girders and pillars; and infilling floor above ceiling with brick and cement. ¹³ The Library and Lyceum Association is formed and establishes a library in two rooms of the courthouse's north wing. ¹⁴
1882	Fredericksburg Grays reoccupy building, at first only using armory, then using entirety of second story of south wing for entertainment purposes. ¹⁵ The Maury Camp Confederate Veterans used the first floor of the south wing around this time. ¹⁶
1885-1888	A simple frame building is constructed just south of the courthouse for the new hook and ladder truck. ¹⁷ New fire house is then built: brick, two stories, with front belfry. ¹⁸ Former fire house doors at courthouse partially bricked up and converted to windows, and the vacated space used as a public school.
Early 1900s	Iron rail at courthouse yard replaced with granite curbing. ¹⁹
Between 1900 and 1916	Basic painting, stucco, and woodwork repairs undertaken. ²⁰
Ca. 1914-1918	The War Camp Community Service occupied the south wing during World War I. ²¹
1916	In September, the smooth exterior wall surface was removed and replaced with pebble-dash for \$1,300. ²²
1925	Fire damaged the southwest wing of the courthouse, including the roof. ²³
1926	Shingle roof replaced by copper roof for approximately \$6,000. ²⁴
1934	A fire damages the south wing on the night of March 1 st . ²⁵
1948-1949	Modifications made to the 1852 Courthouse by the architectural firm J. Binford Walford. Major changes included dividing the double-height courtroom into two floors; altering double-height courtroom windows with addition of spandrels to disguise new

⁷ Happel.

⁸ Harrison, "When War Came Home."

⁹ Williamson, 59.

¹⁰ Abstracts of Council Minutes from 1800 through 1878.

¹¹ Williamson, 61.

¹² Smith, Appendix I.

¹³ Abstracts of Council Minutes from 1800 through 1878.

¹⁴ Criscuolo.

¹⁵ Williamson, 76.

¹⁶ Williamson, 77.

¹⁷ "Council Meeting," *Fredericksburg Star*, 21 January 1885.

¹⁸ Quinn, 144; Williamson, 77-78.

¹⁹ Williamson, 61.

²⁰ Williamson, 61.

²¹ Williamson, 77.

²² Williamson, 62.

²³ "Court House on Fire."

²⁴ Williamson, 60.

²⁵ "Fire Damages Court House," *Free Lance-Star*, 2 March 1934.



	courtroom floor; infilling old and cutting new openings at the north wall of the courtroom; and adding a concrete attic floor at the north wing. ²⁶
1990	Modifications made to the 1852 Courthouse by James O. McGhee Architects.
2003	The bell tower undergoes repairs, including exterior wood and stucco; interior bell support system, stairway, and platforms; and windows. ²⁷
2014	Courts move to new courthouse at 701 Princess Anne Street.

Figure 2.1: Summary of architectural changes to the Renwick Courthouse.

Courthouse Use Summary			
Date	North Wing	Central Portion	South Wing
1852	1 st Floor: Clerk's Office ²⁸ 2 nd Floor: Three Jury Rooms ²⁹	Court Room	1 st Floor: Hope Fire Company ³⁰ 2 nd Floor: Mayor's Office ³¹
Late 1850s	1 st Floor: Clerk's Office 2 nd Floor: Three Jury Rooms	Court Room	1 st Floor: Hope Fire Company 2 nd Floor: Drill Room/Armory for Fredericksburg Grays ³²
1870	Roof remodeled and parapets removed.		
1877	1 st Floor: Clerk's Office 2 nd Floor: Library ³³	Court Room	1 st Floor: Hope Fire Company 2 nd Floor: Drill Room/Armory for Fredericksburg Grays
1882	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	1 st Floor: Maury Camp Confederate Veterans ³⁴ 2 nd Floor: Armory ³⁵
1885	Frame building for fire trucks built south of courthouse, leaving vacant space at first floor of south wing.		
1886 ³⁶	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	1 st Floor: School 2 nd Floor: Armory
1891	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	1 st Floor: School 2 nd Floor: Armory
1902	1 st Floor: Clerk's Office, Fire Proof Vault 2 nd Floor: Library	Court Room	1 st Floor: School 2 nd Floor: Armory
1907	1 st Floor: Clerk's Office, Fire Proof Vault 2 nd Floor: Library	Court Room	1 st Floor: School 2 nd Floor: Armory
1912	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	No use listed
Ca. 1914-1918	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	War Camp Community Service ³⁷
1919	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	No use listed
1925	First fire at south wing of courthouse.		

²⁶ Williamson, 62.

²⁷ Bizar.

²⁸ Smith, 19.

²⁹ Smith, 19.

³⁰ Williamson, 6.

³¹ Williamson, 6.

³² Williamson, 76.

³³ Criscuolo.

³⁴ Williamson, 77.

³⁵ Williamson, 76.

³⁶ Noted uses for 1886, 1891, 1902, 1907, 1912, 1919, and 1927 are from Sanborn maps.

³⁷ Williamson, 77.



Courthouse Use Summary			
Date	North Wing	Central Portion	South Wing
1925	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	2 nd Floor: Armory ³⁸
1926	Shingle roof replaced by copper roof.		
1927	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	No use listed
1934	Second fire at south wing of courthouse.		
1934	1 st Floor: Clerk's Office 2 nd Floor: Library	Court Room	American Legion Post; Federal Emergency Relief Administration ³⁹
1937	1 st Floor: Clerk's Office, Vault, Judge's Private Office ⁴⁰ 2 nd Floor: Jury Room, Library, City Nurse's Room ⁴¹	Court Room	1 st Floor: Offices of Works Progress Administration ⁴²
1948	Second floor added to courtroom in alterations by J. Binford Walford.		
1948 ⁴³	1 st Floor: Offices 2 nd Floor: Jury Room, Witness Room, Judge's Office, Clerk's Office	1 st Floor: Record Storage 2 nd Floor: Court Room	1 st Floor: Stair Hall, "To Remain as Present" 2 nd Floor: Unassigned, Law Library, Court Lobby
1990	Alterations by James O. McGhee architects.		
1990 ⁴⁴	1 st Floor: Judge's Chambers, Secretary, Conference Room, Vault 2 nd Floor: Jury, Judge's Chambers, Cloak Room, Holding Cells	1 st Floor: Record Storage 2 nd Floor: Court Room	1 st Floor: Clerk, Evidence, Microfilm, Mechanical, Conference 2 nd Floor: Public Restrooms, Witness, Court Waiting Room, Attorney/Client Chambers

Figure 2.2: Summary of uses of the Renwick Courthouse.

Renwick Courthouse

The first documented courthouse in Fredericksburg was constructed ca. 1736 on the same lot as the present-day Renwick Courthouse. The planned design of the building is described in the city's order book, dated October 6, 1736, as a brick structure forty-eight feet long and twenty-four feet wide with eighteen-foot-high walls. The

courthouse was to have "eight arches or piazzas in the outside wall," suggesting it would follow the common early eighteenth-century Virginia courthouse design of a one-story, T-shaped building with an arcaded front loggia.⁴⁵ This design can be seen at the Hanover, Virginia, courthouse (ca. 1735), see Figure 2.3.⁴⁶

³⁸ "Court House on Fire."

³⁹ "Fire Damages Court House," *Free Lance-Star*, 2 March 1934.

⁴⁰ Gordon, 1.

⁴¹ Gordon, 1.

⁴² Gordon, 1.

⁴³ Noted uses are from J. Binford Walford drawings, 1948.

⁴⁴ Noted uses are from James O. McGhee Architects drawings, 1990.

⁴⁵ Spotsylvania Court Records Will Book A, 6 October 1736, 276.

⁴⁶ Margareta E. Williamson, March 1987, *Renwick's Virginia Courthouse: A Product of Patriotism*, Master's Thesis, University of Virginia, Charlottesville, VA, 4.





Figure 2.3, Hanover County Courthouse, date unknown. Courtesy Library of Congress, Historic American Buildings Survey.

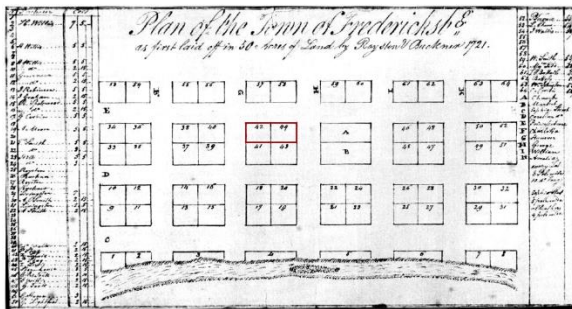


Figure 2.4, 1721 Plan of the Town of Fredericksburg. The location of the Historic Courthouse, Jail, & Library is outlined in red. Courtesy Historic Fredericksburg Foundation.

The Fredericksburg courthouse was intended to have a main courtroom and two smaller rooms, with a total of eight windows containing “Crown glass from London.”⁴⁷ Other features included a cypress-shingle roof, a brick chimney at each small room, a modillioned cornice, and white-painted woodwork. The interior was to feature wainscot work at the walls and pine floors throughout, except behind the lawyers’ bar, where the floor was of flagstone. The order book also notes a twenty-four-foot by twelve-foot side building; this may be a reference to a planned jail. The courthouse was slated for

⁴⁷ Spotsylvania Court Records Will Book A, 6 October 1736, 276.

⁴⁸ Paula S. Felder, *Forgotten Companions* (Fredericksburg, VA: Historic Publications of Fredericksburg, 1982), 89.

completion in 1738, according to the order book, but some sources state that it was not occupied until 1740.⁴⁸ Other Spotsylvania County court records note that, in September 1741, a committee was appointed to lay out ten acres of land to include a church, courthouse, and prison, so it is possible that the first courthouse was not constructed until ca. 1741.⁴⁹

By the mid-nineteenth century, the original courthouse was no longer adequate for the city’s needs. As early as 1820 the courts had begun complaining of the building’s shortcomings, including poor ventilation in the summer, insufficient heating in the winter, and lack of accommodation for juries, witnesses, and members of the public. These grievances were ignored by the Common Council for many years. An incident reported in the *Fredericksburg News* on July 20, 1849, was an apparent motivating factor for the Council to take action. The article noted that “at June term of the court, a practical inconvenience of the building was manifested by the refusal of a jury to retire to a jury room, because it was so uncomfortable and unwholesome.”⁵⁰ The Hustings Court then appointed a committee to examine options for either repairing the existing building or constructing a new courthouse on the same lot.

Renwick: Design and Construction

Over the next several years, disagreements arose among the Council, Court, and Fredericksburg citizens over how to proceed in resolving the issue of the courthouse. The court-appointed committee recommended building a new courthouse at the July 1849 court session. Another committee had been

⁴⁹ Ruth and Sam Sparacio, *Virginia County Court Records: Order Book Abstracts of Spotsylvania County, Virginia, 1740-1742* (McLean, VA: The Ancient Press, 1992), 47.

⁵⁰ “New Court House,” *Fredericksburg News*, 20 July 1849.

tasked with determining the Corporation's authority to improve the courthouse lot, which was jointly owned by the city and Spotsylvania County.⁵¹ This committee reported that the County had issued an order releasing the county's interest in the jail, courthouse, and their lots. The Court then proceeded to appoint another committee in charge of either constructing a new courthouse or improving the existing one for under \$4,000.⁵² Controversy arose when the Court announced plans to impose a \$2 levy on Fredericksburg citizens beginning in 1850 in order to pay for the courthouse.⁵³ Citizens signed several petitions against the order and the Court eventually rescinded it.

The Council also questioned the legality of the Court's receiving the lot's title from the County. The Council appointed a committee to examine the courthouse's condition, which appears to have convinced them that the Court's actions were justified. In November 1849, the Council voted to pay the expenses of the Hustings Court in the study of the courthouse, including \$90 to New York architect James Renwick for architectural services.⁵⁴

Despite this progress, many citizens and members of the Council continued to oppose the construction of a new courthouse. The Council rejected the resolution, requesting a more comprehensive examination of the courthouse property. In April 1850, the Council tabled the issue; it was not until the Council's March 1851 meeting that a majority vote in favor of construction was obtained.⁵⁵

Thomas Barton, chairman of the committee overseeing the construction of the new courthouse, presented a report to the Council in April 1851 detailing Renwick's plans and cost estimates not to exceed \$14,000.⁵⁶ At the next month's meeting Barton submitted, and the Council approved, a contract with local contractor William Baggett to construct the courthouse for \$13,850.⁵⁷ Barton also presented Renwick's drawings. Minutes of successive Council meetings in 1851 and 1852 are silent on the courthouse construction with the exception of records of payments to Baggett.

Minutes from an August 1852 Council meeting following completion and inspection of the new courthouse, however, reveal a dispute of unknown origin. The Council questioned whether Baggett had complied with his contract and voted to withhold the balance of the contract.⁵⁸ At the Council's request, Renwick visited Fredericksburg in the fall of 1852 to settle the matter in person. It appears the dispute may have centered around the lack of a cornice at the tower, as the Council voted in October to pay Baggett what was owed him minus the cost of installing a cornice at the tower.⁵⁹ The earliest known images of the courthouse date to the 1860s (Figures 2.5-2.8) and reveal that a cornice was not present at that time, indicating that Renwick may have agreed with Baggett.⁶⁰ The Georgian-style cornice was installed by 1918, but is highly unlikely to have been included in Renwick's original plans for the Gothic Revival building. A comparison of Figures 2.9 and 2.10 illustrate the impact upon the profile of the bell tower that the addition of

⁵¹ Sallie Smith, February 1981, *The Fredericksburg Courthouse: James Renwick, Jr. and the Gothic Revival in Virginia*, Independent Study, University of Virginia, Charlottesville, VA, 13.

⁵² Smith, 13.

⁵³ Smith, 14.

⁵⁴ Smith, 15.

⁵⁵ Smith, 15.

⁵⁶ Smith, 16.

⁵⁷ Smith, 16.

⁵⁸ Smith, 16.

⁵⁹ Smith, 17.

⁶⁰ Williamson, 59.

the cornice had upon the Renwick Courthouse. With this addition the distinctive, almost onion-dome profile of the bell tower was replaced with a cornice, yielding a less unique and nearly Colonial Revival-proportioned bell tower.



Figure 2.5, Fredericksburg Courthouse, Sketch, Edwin Forbes, 15 May 1862. Courtesy Library of Congress.

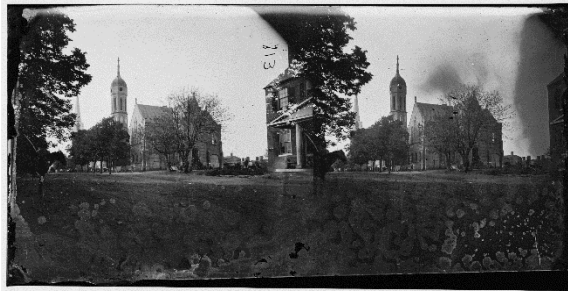


Figure 2.6, Fredericksburg Courthouse, stereograph by Alexander Gardner, 19 May 1864. Courtesy Library of Congress.



Figure 2.7, Detail of Fredericksburg Courthouse, stereograph by Alexander Gardner, 19 May 1864. Courtesy Library of Congress.

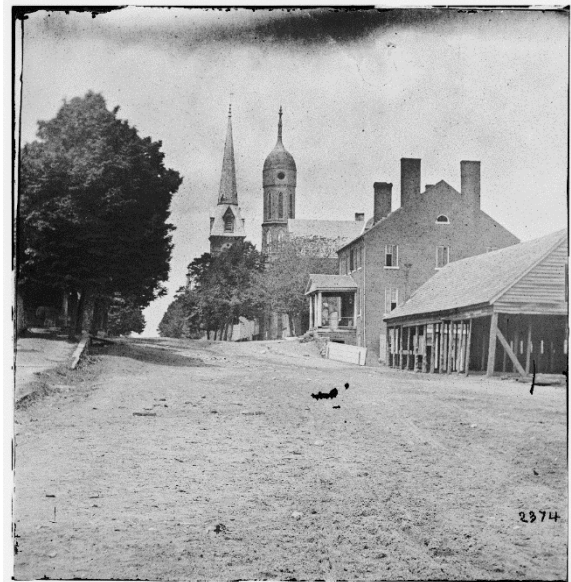


Figure 2.8, View of Princess Anne Street looking north, including Fredericksburg Courthouse, photograph by Alexander Gardner, 19 or 20 May 1864. Courtesy Library of Congress.



Figure 2.9, Detail of Fredericksburg Courthouse bell tower, detail of photograph by Alexander Gardner, 19 May 1864. Courtesy the Library of Congress.



Figure 2.10, Detail of Fredericksburg Courthouse bell tower, 2015, comparison with photograph by Alexander Gardner, 19 May 1864 (Figure 2.9).

James Renwick, Jr

James Renwick, Jr. (1818-1895) was an accomplished New York-based architect known for his buildings in the Gothic and Romanesque Revival styles and innovative use of new construction materials and technology. Perhaps his most prominent buildings are St. Patrick's Cathedral in New York (1858-79) and the Smithsonian Institution in Washington, DC (1847-55). Renwick was born in Bloomingdale, New York, to James Renwick, Sr. and Margaret Brevoort. His family was wealthy and heavily involved in various artistic and intellectual endeavors and encouraged Renwick in his own. His mother was the daughter of a wealthy landowner. In 1851 Renwick married Anna Lloyd Aspinwall, whose father was one of the richest men in the country.⁶¹ The elder James Renwick was undoubtedly a strong force behind his son's later success due to his knowledge of a wide range of academic fields. In 1820, he became a professor of natural philosophy (physics) at Columbia College; he was also an accomplished astronomer, author, artist, architectural historian, and amateur architect, having supervised several construction projects for his friends.⁶² Renwick, Sr. later became one of the nation's foremost engineers and trained his three sons as engineers.

Renwick, Jr. enrolled in Columbia College in 1831 at age 12, a typical age for the time, where he studied physics, chemistry, mechanics, and astronomy.⁶³ He graduated in 1836 and received an MA in 1839. His first position upon his 1836 graduation was as an engineer on the Erie Railroad; he then served as an engineer for the Croton Aqueduct Commission, a position he retained until the aqueduct was finished in 1842.⁶⁴ Around this

⁶¹ Selma Rattner, "Renwick, James," in *Macmillan Encyclopedia of Architects*, ed. Adolf K. Placzek (New York: The Free Press, 1982), 541.

⁶² Rattner, 541.

⁶³ Rattner, 541.

⁶⁴ Rattner, 541.

time, he became licensed as a city surveyor, a field in which he had been trained by his father. He never received formal architectural training, but he remained interested in advancements in building technology throughout the course of his career.⁶⁵

Renwick's first successful architectural design was that of Grace Church (1843-46), located at Broadway and Eleventh Streets in New York. It was on the site of his mother's old family farm and was one of the first American examples of the medieval Gothic style, employing tracery and a cruciform plan.⁶⁶ The success of the project led to a commission for the Church of the Puritans on Union Square (1846-47, demolished), and his subsequent urban churches of the decade recalled the same Gothic mode of Grace Church; these included Calvary Church (1846-47) and South Dutch Church (1848-49) in New York and Second Presbyterian Church (1849-51) in Chicago.⁶⁷

A competition held in 1846 for the design of the new Smithsonian Institution in Washington, DC, led to Renwick's 1847 commission for what would become one of his most famous buildings. Renwick submitted two designs and a model, in spite of competition rules calling for just one design.⁶⁸ In line with committee chairman Robert Dale Owen's preference for the Romanesque or round-arched style, Renwick's prizewinning design for the building was an eclectic blend of French, German, and English Romanesque Revival. Renwick's other submission was Gothic Revival, aligning

with his belief that this style was the only one suitable for public buildings of this scale.⁶⁹ The sandstone building was constructed between 1847 and 1855 and featured a central, French Gothic-style portal, five dissimilar towers, Romanesque-style ornament, and round-arched fenestration.⁷⁰

While working on the Smithsonian building, Renwick was associated with several other buildings in both Washington, DC, and Virginia. His District buildings include Trinity Episcopal Church (1849), which was located at the base of Capitol Hill, and the chapel for Oak Hill Cemetery (1850) in Georgetown.⁷¹ He was later commissioned for the Second Empire-style Corcoran Gallery (1859), the design for which was inspired by the new Louvre. The building was first a private gallery for patron W.W. Corcoran, then was acquired and restored by the Smithsonian Institution between 1965 and 1972, when it was renamed the Renwick Gallery.⁷² In 1849, Renwick prepared a competition design for the Washington Monument in Richmond. He designed the Fredericksburg Courthouse in 1851-52 and may have been associated with St. George's Episcopal Church (1848-52), also in Fredericksburg.⁷³ In her thesis on the Fredericksburg Courthouse, Margareta Williamson suggests that Renwick was the likely architect of this building due to the use of the Romanesque style, his style of choice at the time of its construction; and the concurrent construction of the courthouse, located immediately across George Street from the church.⁷⁴ It now appears to be more likely that St. George was designed by

⁶⁵ Bannon McHenry, "James Renwick, Jr.: Institutional Architect in New York," *Newsletter: Preservation League of New York State* (Albany, NY: Preservation League of New York State, Winter 1987), 6.

⁶⁶ Rattner, 542.

⁶⁷ Rattner, 542.

⁶⁸ Rattner, 542.

⁶⁹ Rattner, 542.

⁷⁰ McHenry, 6.

⁷¹ Margareta E. Williamson, March 1987, *Renwick's Virginia Courthouse: A Product of Patriotism*, Master's Thesis, University of Virginia, Charlottesville, VA, 45.

⁷² McHenry, 7.

⁷³ Williamson, 44-45.

⁷⁴ Williamson, 48.

architects Robert Cary Long and H.R. Reynold of Baltimore, though even that attribution is not definitive, as the church was completed in the same year that Long died, 1849. Some sources also attribute the later design of St. Mary's Church of the Immaculate Conception in Norfolk (1858-59) to Renwick.⁷⁵ Renwick also remained active in New York during the time of the Smithsonian Institution's construction.

While the Romanesque was not his style of choice for public buildings, he began using it for other types of buildings during this time, including commercial buildings, churches, and residences. His 1849 design for his parents' house on Fifth Avenue was a rare and early example of Romanesque residential architecture.⁷⁶ Renwick was commissioned for several Manhattan hotels shortly thereafter, including the Clarendon (1850-51) in Union Square and the LaFarge House (1852), both Italianate in style. The 1853 Cruger Mansion on Fourteenth Street was his first design in the Second Empire style. Renwick traveled to Paris and London between 1855 and 1858, where he was inspired in his efforts to incorporate modern technology into historical styles after viewing the heating plants of the Houses of Parliament and a new hospital in Paris.⁷⁷ The Tuileries Palace and the new Louvre were further sources of inspiration in his future work. Following his return from abroad, Renwick designed the Second Empire-style Island Hospital on Blackwell's (now Roosevelt) Island in New York. It was loosely modeled on the Tuileries and was one of several hospitals and asylums he designed

for the Board of Charities and Correction of the City of New York.⁷⁸ Another of his buildings on Blackwell Island, the Smallpox Hospital, was constructed ca. 1853-56, and the others were on Ward and Randall Islands.

Another significant commission for Renwick following his return from Europe was that of the main building of Vassar College in Poughkeepsie, New York, constructed between 1861 and 1865. The client, Matthew Vassar, was a retired brewer and had recently completed a grand tour of Europe. Like Renwick, he was inspired by the Tuileries and requested that Renwick use it as the basis for his design. As constructed, the Vassar College building was a simplified version of the Renaissance palace accentuating form and massing over ornament.⁷⁹ Its design allowed all aspects of the new women's college to be unified under a single roof, including living quarters for both students and professors, classrooms, chapel, and a library, among others.⁸⁰ Aligning with Renwick's interest in new construction technologies, the building employed innovative measures in fire protection, heating, plumbing, and ventilation.

Saint Patrick's Cathedral in New York was one of Renwick's crowning achievements, constructed between 1858 and 1879 with later additions. By this time, the firm's workload had increased to such an extent that Renwick added two new partners: Richard Tylden Auchmuty in 1858 and Joseph Sands in 1860.⁸¹ Saint Patrick's was so significant an undertaking that Renwick remained involved with the building essentially until his death, from initial construction through the addition

⁷⁵ John E. Wells and Robert E. Dalton, "Renwick, James, Jr.," in *The Virginia Architects 1835-1955* (Richmond, VA: New South Architectural Press, 1997), 374.

⁷⁶ Rattner, 542.

⁷⁷ McHenry, 7.

⁷⁸ Henry F. and Elsie Rathburn Withey, "Renwick, James," in *Biographical Dictionary of American Architects (Deceased)*, (Los Angeles: Hennessey & Ingalls, Inc., 1970), 502.

⁷⁹ Rattner, 544.

⁸⁰ McHenry, 7.

⁸¹ Rattner, 544.

of the archbishop's residence (1880-82), rectory (1882-83), and spires (1885-88).⁸²

While the cathedral that stands today is an iconic example of the Gothic Revival, budgetary constraints and other factors resulted in an overall design much diminished from Renwick's original intentions. His initial plans were modeled after such sources as Amiens Cathedral and Westminster Abbey and included a massive stone crossing tower, what would have been the first large masonry vault in the country, and an apse at the east end of the building.⁸³ In the process of construction, the crossing tower was eliminated and the apse was postponed; it was later built to a different design. Despite the fact that buttresses had already been constructed to support the masonry vault, plaster and wood lath were used instead of the proposed masonry in order to save money.⁸⁴ Regardless of these changes, Saint Patrick's was praised widely and is an example of Renwick's dexterity in the Gothic Revival style.

Work continued to come in for Renwick while Saint Patrick's was under construction, and it was during this time that his church designs progressed from the Decorated Gothic mode of Saint Patrick's to Italian Gothic or Romanesque. Examples include the Church of the Covenant (1863-65) and Saint Bartholomew's (1871-72) in New York City; and Irvington Presbyterian Church (1868-69) in Westchester County, New York. These buildings typically featured lavish interiors and exterior polychromy and were highly textured in appearance.⁸⁵ Another noteworthy stylistic transition for Renwick started in the late 1860s, when he moved away from the Second Empire toward High

Victorian Gothic. Booth's Theater (1867-69) in New York exemplified this change while employing Renwick's trademark attention to modern technological advancements. These conveniences included modern heating and cooling systems, mechanical equipment for scenery changes, and advanced measures for fire safety.⁸⁶

One of Renwick's later commissions was the design of two residences for his friends Almy and Frederic Gallatin. The first to be constructed, circa 1877-78, was a summer residence at East Hampton in Long Island; it was a frame cottage that mixed the Swiss chalet style with French influences such as a mansard roof.⁸⁷ The other building was a New York City Italianate brownstone townhouse constructed between 1881 and 1883. Renwick is reported to have designed many other private residences, but few are known because his personal and professional papers have largely been lost.⁸⁸ Among those definitively attributed to him are Martinstow (1851), a board-and-batten cottage in West Haven, Connecticut; Longstreet Castle (1852-54) in Syracuse, New York; and the Second Empire-style Winyah Park in New Rochelle, New York (1865).⁸⁹ The death of Joseph Sands in 1880 prompted Renwick to name his wife's cousin, James Lawrence Aspinwall, and William H. Russell to partnerships in 1883. While Renwick allowed the partners to assume much of the firm's responsibilities at this time, he remained largely active in the firm until his death in 1895.

The "New" Courthouse

Renwick's courthouse was complete in July 1852. Its approximate original appearance is documented in what remains of the architect's drawings (Figures 2.11-2.13), an 1862 sketch

⁸² Rattner, 544.

⁸³ Rattner, 545.

⁸⁴ Rattner, 545.

⁸⁵ Rattner, 545.

⁸⁶ Rattner, 546.

⁸⁷ Rattner, 547.

⁸⁸ Rattner, 547.

⁸⁹ Rattner, 547.

by Edwin Forbes (Figure 2.5), and two 1864 photographs by Alexander Gardner (Figures 2.6-2.8). The Gothic Revival-style building was constructed of lime stucco-clad brick and formed a symmetrical, modified “T” shape with a slate-covered, side gable roof with crossing gables at either end. The imposing octagonal bell tower with spire rose above the main entry at the west façade, facing Princess Anne Street. Renwick modeled the north and south wings, with their projecting central gabled sections, after the Tudor cross-plan houses commonly found in central Virginia.⁹⁰ A side entry was included at each of these projecting gables.

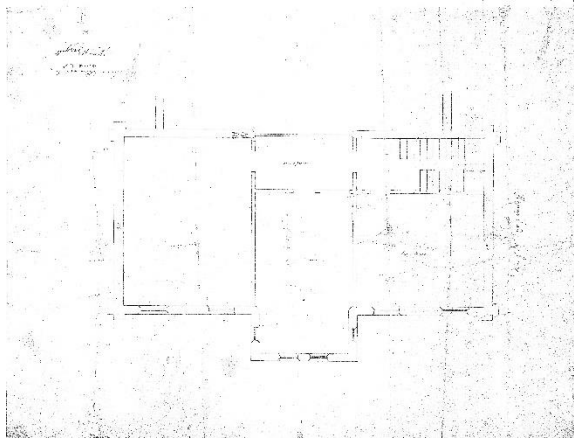


Figure 2.11, Fredericksburg Courthouse, original James Renwick Jr. plan of second story of north wing, 1851. Courtesy City of Fredericksburg.

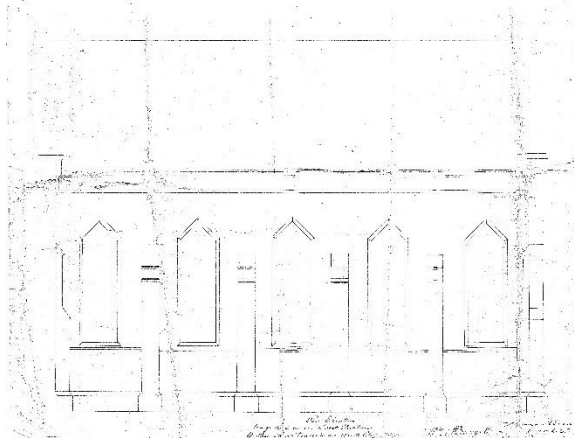


Figure 2.12, Fredericksburg Courthouse, original James Renwick Jr. elevation of east (rear) elevation, 1851. Courtesy City of Fredericksburg.

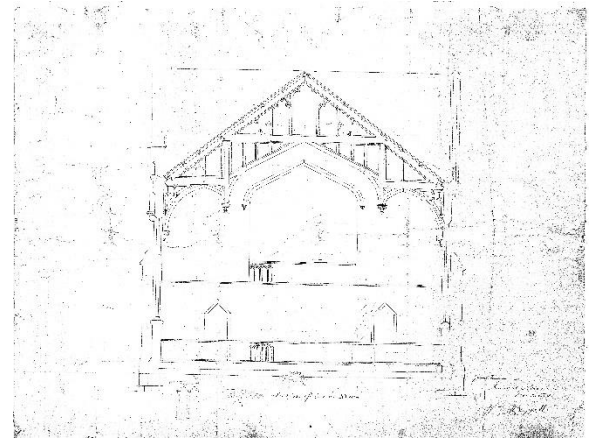


Figure 2.13, Fredericksburg Courthouse, original James Renwick Jr. section through historic courtroom looking north, 1851. Courtesy City of Fredericksburg.

The new Fredericksburg courthouse had the distinction of being the first civic building in Virginia to be constructed in the Gothic Revival style.⁹¹ Prominent exterior features of the style included lancet-shaped windows, many with wood tracery and parapeted and crow-stepped gable ends. The building’s polychromatic banding (Figure 2.15) may have been the first appearance of such a feature in the country.⁹² Renwick’s use of polychromy was likely inspired by the writings of John Ruskin and possibly by other publications featuring contemporaneous European High Victorian Gothic buildings.⁹³ It is unclear whether the polychromy was structural or painted (though post-Civil War references to its deterioration suggest that it was painted). The polychromy is now obscured by subsequent layers of roughcast stucco, but would have been viewed as a bold design choice in 1852.⁹⁴

⁹⁰ Williamson, 8.

⁹¹ Williamson, 7.

⁹² Williamson, 10.

⁹³ Williamson, 11-12.

⁹⁴ Williamson, 14-15.

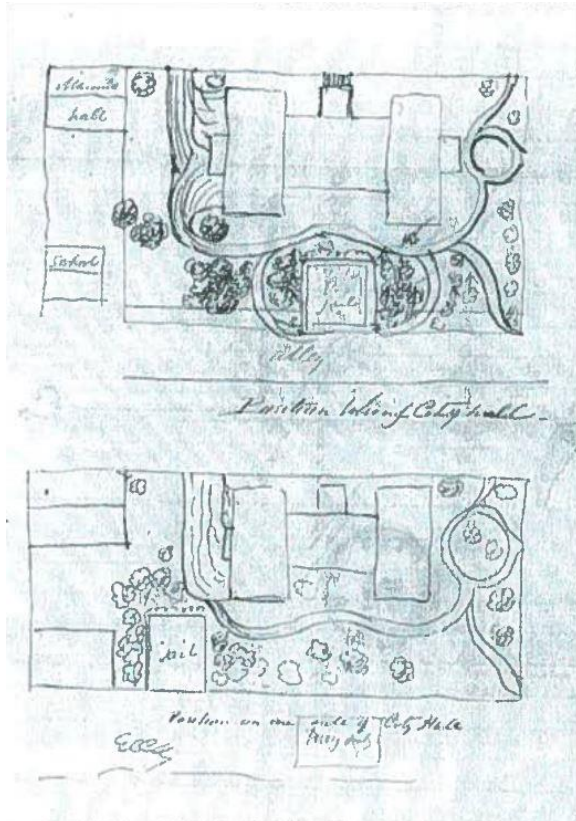


Figure 2.14, Fredericksburg Courthouse, sketch plans for alternate site plan, James Renwick Jr., 1851. Courtesy Bobbi Kerr.

Renwick appears to have developed alternate site plans for the courthouse (see Figure 2.14), with alternate designs for a walk and the siting of a jail. Both plans locate a walk around the courthouse, with a jail sited to the east. In the drawing on the top of the page, a wider exit drive is located at the South Wing, presumably in anticipation of locating a fire company there (the Hope Fire Company was housed in the first floor of the South Wing as early as 1852). The drawing on the bottom of the page does not include a similar exit. A second set of differences between the sketches involves the location of the jail: in the top drawing, the jail is located directly to the east (with a walk constructed around it), while in

the bottom drawing, it is located to the southeast (with no walk around it); in both locations, the jail is heavily screened by trees. While the jail was constructed directly to the east in the location suggested by the top drawing, the footprint is different (Renwick's proposed building is square, while the jail that was built in this location was rectangular), and there is no other documentary or stylistic evidence that connects Renwick to the jail as constructed.

The bell tower was also a distinctly Gothic Revival feature, and Renwick favored its design employing a square base transitioning to an octagonal shape. The round openings near the tower cornice were intended for the town clock, which was to be moved from St. George's Church across the street, however the community rejected the idea.⁹⁵ The tower was fitted with a six-hundred-pound bronze Revere bell dating to 1828 (Figure 2.16). This bell also hung in the former courthouse and was used to call public meetings, notify the public of court assembly, and sound fire alarms.⁹⁶ It remains in the tower today and is the only known Revere bell in Virginia.

⁹⁵ Williamson, 63.

⁹⁶ Silvanus Jackson Quinn, *The History of the City of Fredericksburg, Virginia* (Richmond, VA: The Hermitage Press, Inc., 1908), 143.



Figure 2.15, Detail of polychromatic banding at Fredericksburg Courthouse, photograph by Alexander Gardner, 19 May 1864. Courtesy Library of Congress.



Figure 2.16, Fredericksburg Courthouse, tower, detail of 1828 Revere Company bell. Photograph 2015.

An examination of the 1862 sketch and 1864 photographs reveals that the most significant exterior alterations to the building to date are the removal of the parapets and stepped gables, the elimination of the polychromatic banding, and the addition of a cornice at the tower. The window and door openings are largely unchanged today, with the exception of the two pairs of double doors at the first story of the south wing to either side of the projecting gable. These doors provided access for the fire equipment belonging to the Hope Fire Company, which was housed in the south wing until approximately 1888. The openings are now infilled with large windows.

Also visible in these images are more detailed changes (some of which will be clearer in the two pairs of images to follow), including the change in roof cladding from slate to copper,

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the removal of the original roof parapets and the accompanying change in roof slope, the addition of a cornice to the bell tower, and the removal of the barn doors that once served the fire company housed in the Renwick Courthouse.

Figures 2.17 and 2.18 illustrate a great many changes made over time to the Renwick Courthouse. In this pair of images, the change in cladding material is visible. The cladding began as a lime-stucco that was scored to look like ashlar block, and painted with a stone-grained surface to continue the illusion. That distinctive stucco finish was replaced with a rough-cast, Portland cement-based stucco, now painted yellow, yielding a finish far more Arts and Crafts in character than the original stern, almost foreboding medieval building. Other changes include the removal of the distinctive parapets and the change in slope of the roof from a simple, straight slope screened by the parapet into a double-slope roof more typical of Arts and Crafts architecture.



Figure 2.17, Detail of Fredericksburg Courthouse south wing, detail of photograph by Alexander Gardner, 19 May 1864. Courtesy the Library of Congress.

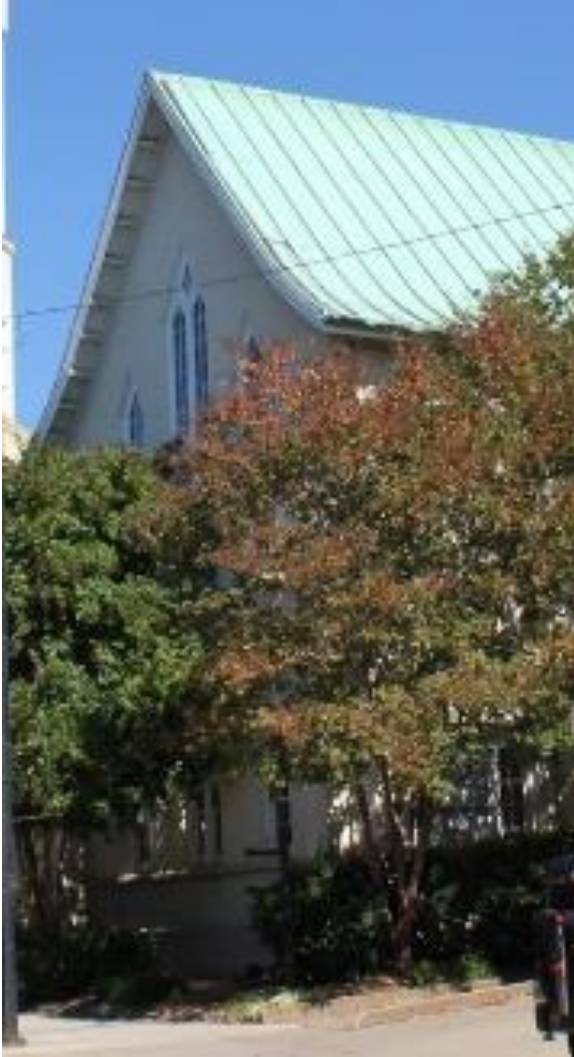


Figure 2.18, Detail of Fredericksburg Courthouse south wing, 2015, compare with photograph by Alexander Gardner, 19 May 1864 (Figure 2.17).

Renwick's only surviving exterior drawing is of the center section of the rear (east) elevation. The drawing is simplified and reads "Rear Elevation," "Wings same as on Front Elevation," and "Centers, same traceries as Front Elevation." The appearance of the more detailed drawings referenced is now unknown, but the openings shown at the rear elevation appear unchanged today.

As originally designed, the north wing contained the clerk's office at the first floor and three jury rooms at the second floor.⁹⁷ The center section was a double-height courtroom, and the south wing contained the Hope Fire Company at the first floor and the Mayor's office at the second floor.⁹⁸ The ornate scissor trusses at the attic of the south wing were originally exposed to the second floor below, but were covered by a plank and plasterboard second-floor ceiling early in the twentieth century (Figure 2.19). The present-day east and west attic walls at the south wing are of stucco with ashlar scoring and simulate stone finish, which appears to be early, if not original (Figure 2.20).

The courtroom largely maintained its original appearance and function until 1948, when it was divided into two floors. Renwick's original section drawing through the courtroom looking north (Figure 2.14) shows that the room evoked the appearance of a medieval great hall.⁹⁹ The hammer-beam ceiling with Gothic detailing, which is present today, is the most prominent feature. There were two pointed doors at either end of the north wall. Centered above these doors was a pointed-arch opening to a second-story viewing platform located in the north wing. The opening had a hood molding and a tracery railing, the design for which matches that of a railing shown at the first floor. The courtroom had narrow, double-height, pointed windows and eight rows of tiered seats flanking the entry.¹⁰⁰

⁹⁷ Smith, 19.

⁹⁸ Williamson, 6.

⁹⁹ Williamson, 16.

¹⁰⁰ Williamson, 6.

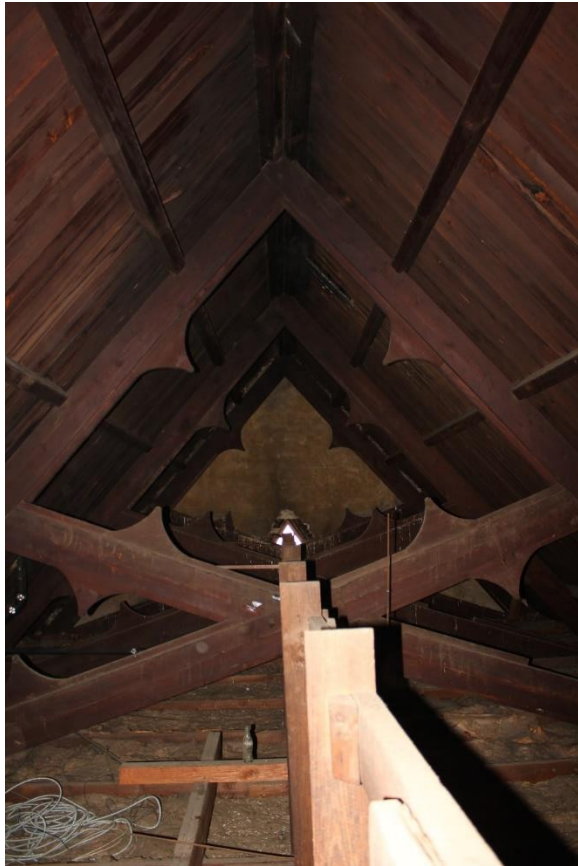


Figure 2.19 Fredericksburg Courthouse, attic, south wing, view to east. Detail scissor truss. Photograph 2015.



Figure 2.20, Fredericksburg Courthouse, attic, south wing, view to west. Detail of the ashlar scoring and simulated stone finish applied to the lime stucco on the wall. Photograph 2015.

A 1948 photo taken just prior to the courtroom alterations looks toward the east

¹⁰¹ Virginia Conservation Commission and Works Progress Administration, "Court House," by Sue K.



wall and reveals something of the room's original appearance (Figure 2.21). The double-height, multi-pane windows are visible, as is the judge's stand, which is on an elevated platform along the east wall facing west. The jury area is located in front of the judge's stand. The judge's stand and jury area are each enclosed by elaborate iron railings. (The iron railing was removed in 1948; portions remain stored in the Old Jail, while other portions are installed at 702 Cornell Street in Fredericksburg.) A 1937 WPA report describes the room as having a carved walnut ceiling, nine twelve-foot-high, pointed windows each with forty-eight panes, and pointed doors.¹⁰¹ The interior doors are described as three-paneled and painted with cornices and HL hinges.¹⁰²



Figure 2.21, Fredericksburg Courthouse, view looking east in the historic courtroom just prior to division into two floors, 1948. Courtesy Central Rappahannock Heritage Center.

The remainder of the 1850s saw few changes at the courthouse with the exception of some repairs noted in the 1856 Council minutes. The courthouse was also fitted with natural gas lighting that year. In the late 1850s the Mayor's office at the second floor of the

Gordon, in *Works Progress Administration of Virginia Historical Inventory*, 12 January 1937, 1.

¹⁰² Gordon.

south wing was converted to a drill room and armory for the Fredericksburg Grays.¹⁰³ The Fredericksburg Grays are Company B from the 30th Regiment of the Virginia Infantry, of the Confederate Army. The company was organized in Fredericksburg in 1861 and most of its members were from Fredericksburg and the nearby counties of Spotsylvania, Caroline, Stafford, and King George. Another room was then designated for use by the Second Battalion.

The Civil War

By the start of the Civil War in 1861, every unoccupied room except for the courtroom had been handed over to Confederate troops, and a kitchen and indoor privy were constructed for their use.¹⁰⁴

The courthouse played a vital role in several Civil War battles. During the Battle of Fredericksburg, December 11-15, 1862, Union troops led by General Darius N. Couch used the bell tower as a lookout and signal flag station. The battle, a failed attempt by Union soldiers to push toward Richmond, resulted in heavy Union casualties. Union soldiers' flag communications in the tower began on December 12, and the actual attacks on Confederate troops began the next day.¹⁰⁵ The flag station transmitted messages across the Rappahannock River to the army's headquarters. On December 15, after the tower was struck by enemy fire and could no longer be used as a signal station, the Union army retreated.¹⁰⁶ In a ca.1882 interview, General Couch described the carnage of the battle as viewed from the steeple. He recalled exclaiming, "Oh, great God! See how our

men, our poor fellows, are falling," and noted that "the whole plain was covered with men, prostrate and dropping."¹⁰⁷

In May 1864, Union troops again were lodged in the courthouse, which they used as a field hospital. General George Gordon Meade had designated Fredericksburg as the Army of the Potomac's hospital site on May 8, prompting the arrival of many injured and survivors.¹⁰⁸ It was during the Union army's three-week occupation at this time that the 1864 photos of the courthouse were taken. The city as a whole was described as "one vast hospital" by a Northern correspondent, and over 26,000 sick and wounded were treated in Fredericksburg. Those treated were mostly participants in the Battles of the Wilderness and Spotsylvania Court House.¹⁰⁹ A Union soldier described his stay in the Fredericksburg courthouse:

"The main room or hall was about forty feet wide and about fifty feet long and at one end of it was an elevated platform with a railing around it. There also were several smaller rooms in the building. Every foot of space was appropriated for the wounded who were laid in rows on the bare floor with narrow aisles between."¹¹⁰

The soldier goes on to state that, while sitting on the platform, he viewed the gruesome sight of his fellow soldiers severely or mortally injured in combat, noting also that there was not even any bedding to bring comfort to the wounded.¹¹¹ He describes seeing grave diggers through the windows, an observation

¹⁰³ Williamson, 76.

¹⁰⁴ Williamson, 76.

¹⁰⁵ Ralph Happel, "Court House Vital in '62 Battle Here," *Free Lance-Star*, 13 December 1948.

¹⁰⁶ Happel.

¹⁰⁷ Cathy Jett, "Stately Symbols," *Free Lance-Star*, 13 January 1996.

¹⁰⁸ Noel G. Harrison, "When War Came Home," *Free Lance-Star*, 20 May 2000.

¹⁰⁹ Harrison, "When War Came Home."

¹¹⁰ Noel G. Harrison, *Fredericksburg Civil War Sites: April 1861-November 1862* (Lynchburg, VA: H.E. Howard, 1995).

¹¹¹ Harrison, *Fredericksburg*.

possibly confirmed by one of Alexander Gardner's 1864 photos (Figure 2.6-2.8). In the photo, Union soldiers sit on the steps of the south entry, in front of which there appears to be a large pit in the ground (Figure 2.22). Next to the pit at the far right of the photo are what may well be caskets. It is possible that what this image documents is a temporary interment area just to the south of the courthouse, approximately in the present location of the asphalt-paved driveway around the courthouse. Confederate cannons hit the courtroom with an explosive shell just hours after Union surgeons had finished operating within it.¹¹²



Figure 2.22, Detail of Fredericksburg Courthouse, stereograph by Alexander Gardner, 19 May 1864 (see Figures 2.3-2.4 for full photo). Courtesy Library of Congress.

Reconstruction

Following the Civil War, Council minutes dating to 1868 note that the courtroom and an iron railing and gate were to be repaired.¹¹³ A weather vane was also added at this time, as was an iron rail to enclose the courthouse yard.¹¹⁴ The year 1870 marked the first significant renovation of the courthouse. As reported in the *Fredericksburg Ledger*, a debate that summer arose about the issue of protecting the stucco at the courthouse, which was described as “washing away.”¹¹⁵ An

anonymous letter-writer said that the tops of the walls were not coped properly to prevent water from running down the wall surface and destroying the stucco.¹¹⁶ He also claimed that the ceiling timbers had shrunk and the roof was threatening to “press out” the walls.¹¹⁷ The writer proposed altering the roofline to solve the problem, and the Council apparently agreed. The parapets and stepped gables were removed, the roof was projected, and the slate roofing was replaced by shingles.¹¹⁸ It is possible that the classical cornice at the tower was added at this time, as it is present in the next known photograph dating to 1881 (Figures 2.23-2.25). The polychromatic banding at the wall surface was likely eliminated by 1870 if the walls were damaged as noted.¹¹⁹ The polychromy is no longer visible in the 1881 photo.



Figure 2.23, Fredericksburg Courthouse, 1881. Photograph taken from the steeple of St. George's Episcopal Church. Courtesy of Historic Fredericksburg Foundation.

¹¹² Harrison, “When War Came Home.”

¹¹³ Abstracts of Council Minutes from 1800 through 1878, Courtesy Central Rappahannock Regional Library, Fredericksburg, VA.

¹¹⁴ Williamson, 61.

¹¹⁵ Williamson, 60.

¹¹⁶ Smith, Appendix I.

¹¹⁷ Smith, Appendix I.

¹¹⁸ Smith, Appendix I.

¹¹⁹ Williamson, 59.

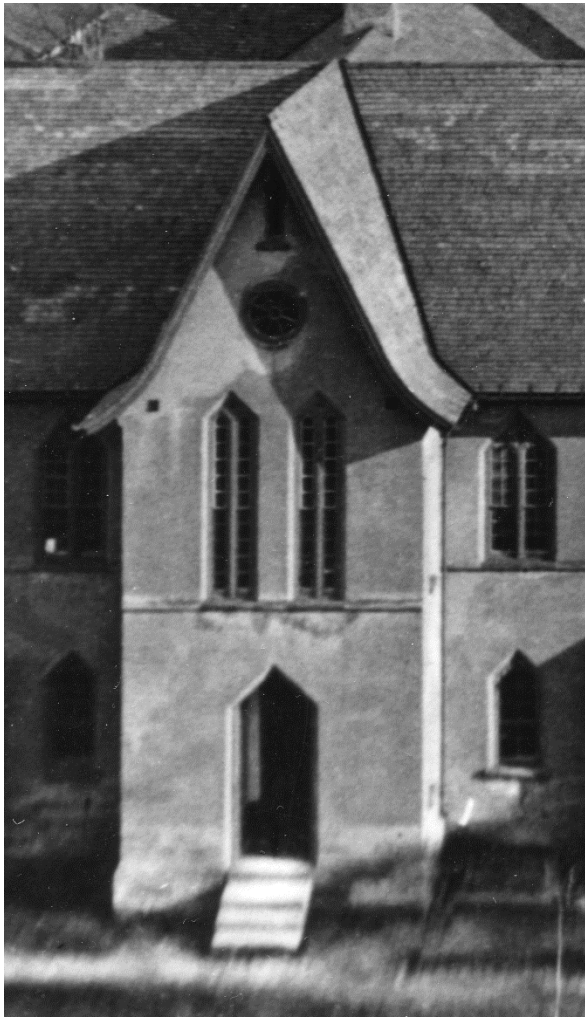


Figure 2.24, Detail, Fredericksburg Courthouse, 1881. Photograph taken from the steeple of St. George's Episcopal Church. Note that at this time, the north entry was pointed. Courtesy of Historic Fredericksburg Foundation.



Figure 2.25, Detail, Fredericksburg Courthouse, 1881. Photograph taken from the steeple of St. George's Episcopal Church. Note the cornice and weather vane. Courtesy of Historic Fredericksburg Foundation.

Council minutes dating to 1877 record additional authorized repairs intended as preventative measures against fire. These repairs included new metal doors at the vault, bricking up or adding metal shutters to windows, and infilling the floor above the ceiling with brick and cement.¹²⁰ The Library and Lyceum Association was also formed in 1877 and established a library in two second-story rooms of the courthouse's north wing. The earliest Sanborn Fire Insurance Map for the vicinity, produced in 1886, records the presence of a "Library & Reading Room in

¹²⁰ Abstracts of Council Minutes from 1800 through 1878.

the north wing,” and a school in the south wing (see Figure 2.26). The library remained until 1946, when it closed and its collections were transferred to the neighboring Wallace Library. The Fredericksburg Grays reoccupied the building in 1882, at first using only the armory, then expanding to use the entirety of the second story of the south wing for balls and other social events.¹²¹ Meanwhile, the Maury Camp Confederate Veterans were given access to the first floor of the south wing.

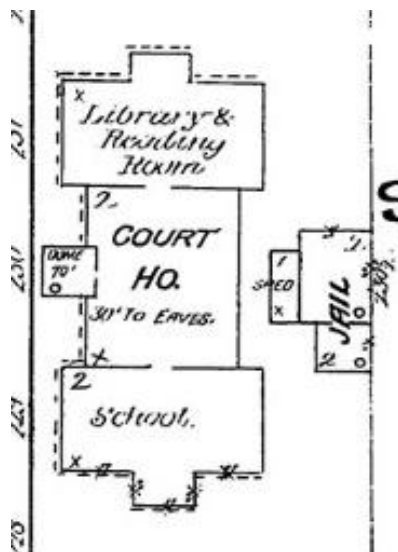


Figure 2.26, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1886. Courtesy ProQuest.

At a meeting of the City Council held in November 1884, a problem arose regarding the use of the south wing for the storage of fire station equipment. A new hook-and-ladder truck had recently been purchased, and was too large for the designated space in the courthouse.¹²² The committee decided to construct a “cheap frame building” just south of the courthouse for the new fire truck; this building was complete by January 1885.¹²³

¹²¹ Williamson, 76-77.

¹²² “Council Meeting,” *Fredericksburg Star*, 26 November 1884.



The space in the courthouse continued to be used temporarily to store the reel and hose and for meetings of the fire company. By 1888, a new brick, two-story fire department had been constructed south of the courthouse. The former fire truck door openings at the courthouse were turned into large windows and the vacated space was used for a school, a function maintained until at least 1907 (Figures 2.27-2.28).



Figure 2.27 Detail of former fire truck door at south wing of Fredericksburg Courthouse, photograph by Alexander Gardner, 19 May 1864. Courtesy the Library of Congress.

¹²³ “Council Meeting,” *Fredericksburg Star*, 21 January 1885.



Figure 2.28, Detail of window in place of former fire truck door at Fredericksburg Courthouse, 2015, comparison with photograph by Alexander Gardner, 19 May 1864.

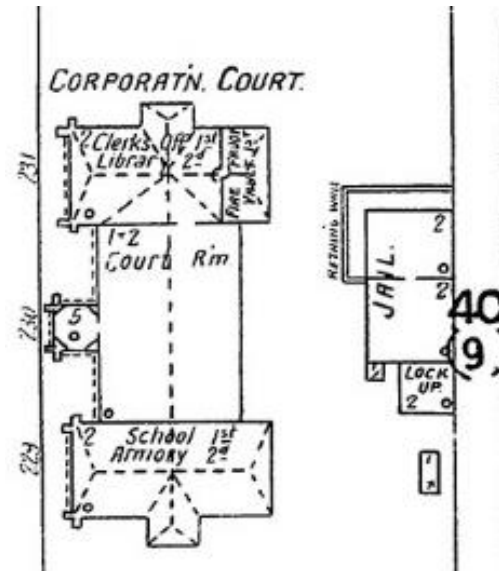


Figure 2.30, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1902. Courtesy ProQuest.

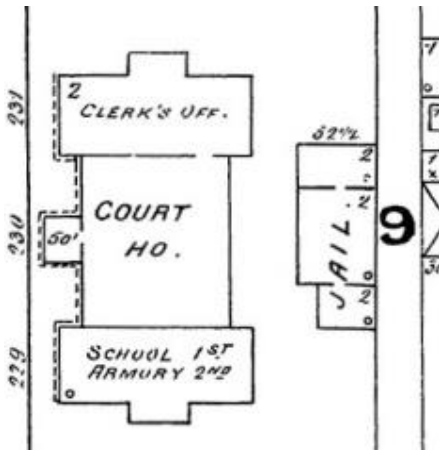


Figure 2.29, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1891. Courtesy ProQuest.

Twentieth Century

The courthouse remained largely unchanged until the turn of the century. Sanborn maps indicate that the east end of the north wing's first story was designated as a fireproof vault sometime between 1891 and 1902 (see Figure 2.30)

Otherwise, only minor changes and repairs were made from about 1900 to 1916, such as basic painting, stucco, and woodwork repairs, and the replacement of the iron rail at the yard with granite curbing.¹²⁴ The Sanborn Fire Insurance Map of 1907 is the last to record the presence of the school (first floor) and armory (second floor) in the south wing (see Figure 2.31); by the time the 1912 Sanborn map was published, the school and armory had moved out of the courthouse, as had the library, which moved into the newly-constructed public library building (the Wallace Library) to the north (see Figures 2.32 and 2.33).

¹²⁴ Williamson, 61.

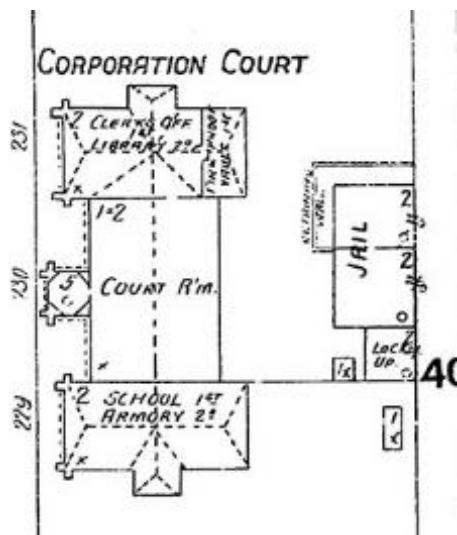


Figure 2.31, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1907. Courtesy ProQuest.

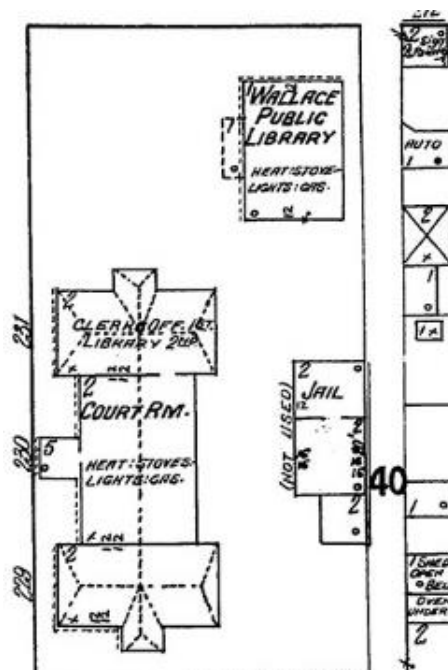


Figure 2.33, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1919. Courtesy ProQuest.

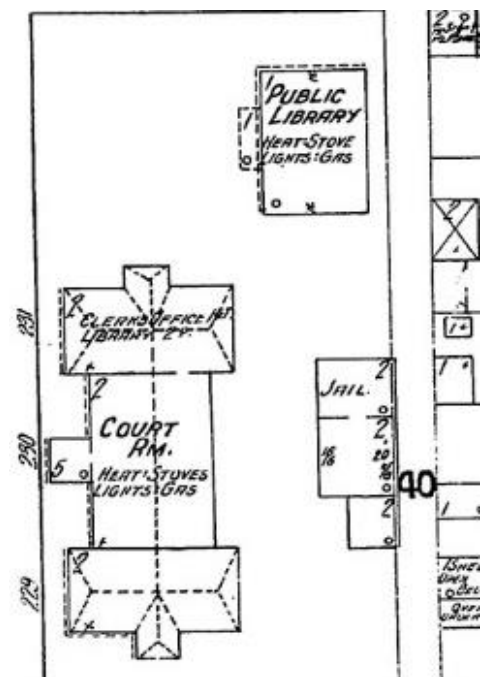


Figure 2.32, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1912. Courtesy ProQuest.

During World War I, the War Camp Community Service was housed in the south wing, continuing its historic use for military purposes. The next major alteration to the building came with the removal of the smooth exterior surface and its replacement with pebble-dash for \$1,300.¹²⁵ Pebble-dash is executed by applying two coats of cement and sand, then throwing gravel, crushed stone, or pebbles on the wet second coat to produce the appearance of rough masonry (see Figure 2.34).¹²⁶ The use of the building remained unchanged, as Sanborn Fire Insurance maps from 1927 and 1947 record the corporation court as the sole occupant of the courthouse (see Figures 2.35 and 2.36)

¹²⁵ Williamson, 62.

¹²⁶ Williamson, 62.



Figure 2.34, Renwick Courthouse, detail of early 20th century roughcast stucco. Photograph 2015.

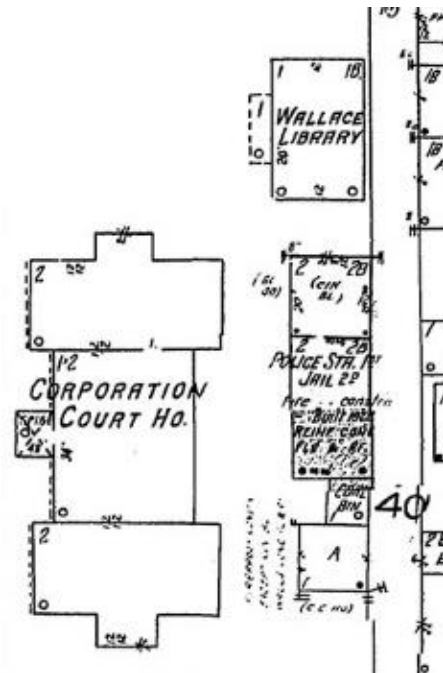


Figure 2.36, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927 (revised 1928-47). Courtesy ProQuest.

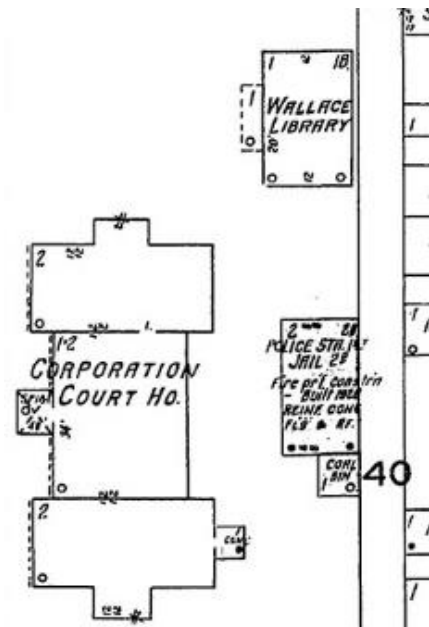


Figure 2.35, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927. Courtesy ProQuest.

The first of two major fires struck the courthouse in December 1925. An article from the *Daily Star* noted that the likely cause was a chimney spark igniting the shingle roof at the southwest wing.¹²⁷ The neighboring fire station put out the fire using a “chemical firefighting auxiliary” from the window of their building, but a large section of the south wing’s roof was damaged.¹²⁸ Despite the fire, a holiday dance in the armory proceeded that night. In 1926, possibly prompted by the fire, the entire shingle roof was replaced by a copper roof for about \$6,000 (Figure 2.37-2.38).¹²⁹

¹²⁷ “Court House on Fire,” *The Daily Star*, 28 December 1925.

¹²⁸ “Court House on Fire.”

¹²⁹ Williamson, 60.



Figure 2.37, Circa-1937 photo of courthouse complex looking southeast. From Sue K. Gordon, "Court House," in *Works Progress Administration of Virginia Historical Inventory*.



Figure 2.38, Circa-1937 photo, detail, view to southeast. Note the standing-seam copper roof. From Sue K. Gordon, "Court House," in *Works Progress Administration of Virginia Historical Inventory*.

The south wing of the courthouse again fell victim to fire on the night of March 1, 1934. The *Free Lance-Star* reported that the fire appeared to have originated from a stove and "the sustained heat against the newly-painted wall ignited the turpentine in the mixture."¹³⁰ The stove was located in a rear room of the wing that was being prepared to serve as headquarters of the Federal Emergency Relief Administration. The fire also damaged the

¹³⁰ "Fire Damages Court House; Priceless Records Not Hurt," *Free Lance-Star*, 2 March 1934.

¹³¹ "Plans Repairs to Courthouse Wing," *Free Lance-Star*, 6 March 1934.

¹³² "Plans Repairs to Courthouse Wing."



property of the American Legion Post, which was housed in the wing at that time. The fire was mostly contained to one room, but prompted the city to plan for its repair beginning several days later. Using an insurance settlement, the city planned to repaint and plaster walls, repair ceilings, and install new rafters, among other repairs.¹³¹ As a precautionary measure against fire, steam heat was to be piped to the south wing from the jail's furnace, which already heated the north wing.¹³²

In the 1940s, the courthouse was nearly one hundred years old and was beginning to show its age. Judges, lawyers, and the general public complained of the inadequate heating of the courtroom in winter, poor acoustics, uncomfortable seating, and disordered and overcrowded record storage.¹³³ There was also a concern that many of the records were vulnerable to fire, as they would not fit in the fireproof vault. Other problems included falling plaster above the judge's seat and pigeons roosting at the second floor.¹³⁴ In April 1946, Judge Alvin Embrey proposed that a committee of lawyers should investigate options for a better courthouse.¹³⁵ One idea was to construct an entirely new courthouse in City Park. City Council, however, ultimately decided to remodel the existing building and hired J. Binford Walford, Architects, and Thorington Construction Company, both from Richmond.

Renovations were undertaken from 1948 to 1949 and involved major interior changes, resulting in much of the courthouse's present-day appearance. The most significant change was the division of the main, double-height courtroom into two floors, with the first floor

¹³³ "Courthouse Here Circuit's 'Worst,'" *Free Lance-Star*, 16 April 1946.

¹³⁴ "Clerk's Office Is 'A Mess,' Willis Tells Councilmen," *Free Lance-Star*, 9 December 1947.

¹³⁵ "Courthouse Here Circuit's 'Worst,'"

converted to records storage and the second floor continuing as a courtroom (Figures 2.39-2.47). Other alterations included removing the fireplaces and chimneys at the wings, installing new doors into the courtroom and clerk's office from both wings, and removing the courtroom's wooden parquet flooring and interior wrought iron rail.¹³⁶ The stairways were moved from the rear walls of the wings into the halls and the double-height lancet-shaped windows were altered with the addition of spandrels to disguise the new floor from the exterior.¹³⁷ The distinctive hammer beam ceiling at the courtroom was retained, but steel beams and joists and concrete columns were added to support the roof.¹³⁸ The floor level was lowered and exterior doors correspondingly lengthened. As a fireproofing measure, a concrete attic floor was added at the north wing. In addition, the north wall of the courtroom was extensively altered: the pointed-arch opening to the second-floor platform and the two first-story lancet-shaped openings were infilled, two new openings were created to either side of the former platform, and a set of double doors was centered at the first story. The remodeled courthouse was rededicated on November 14, 1949.

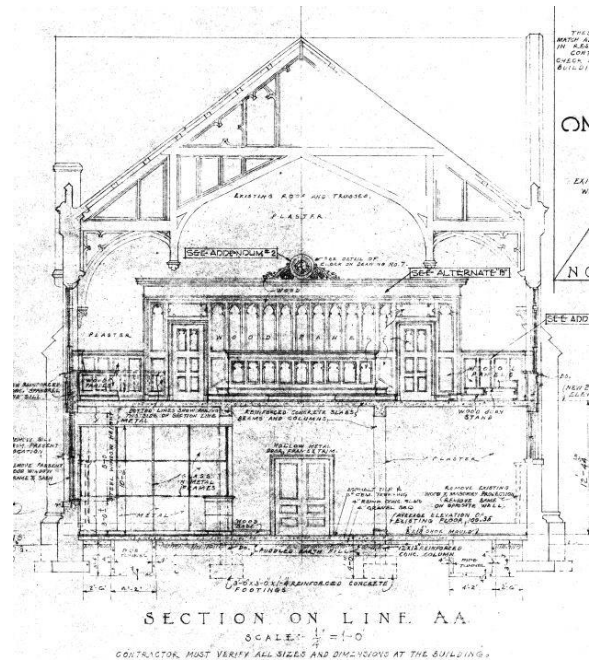


Figure 2.39, Fredericksburg Courthouse, Section through Courtroom showing newly-inserted floor, view to north. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.



Figure 2.40, Fredericksburg Courthouse, Courtroom showing second floor, inserted in 1948, view to north, 2015.

¹³⁶ Williamson, 62.

¹³⁷ Williamson, 62-63.

¹³⁸ Williamson, 62.

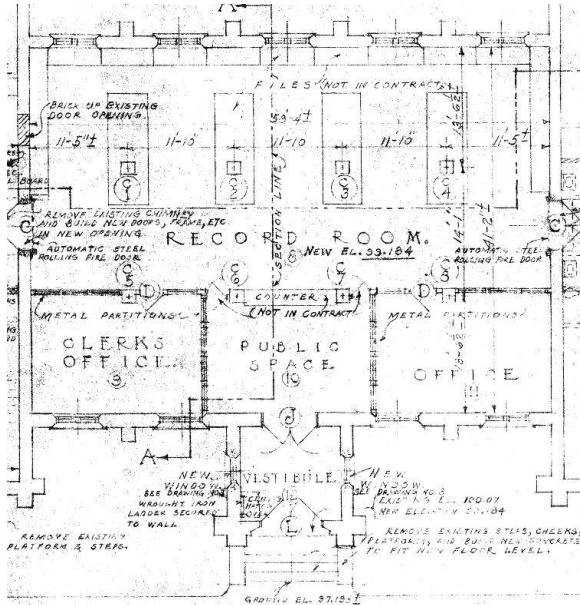


Figure 2.41, Fredericksburg Courthouse, Detail, central portion of first floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

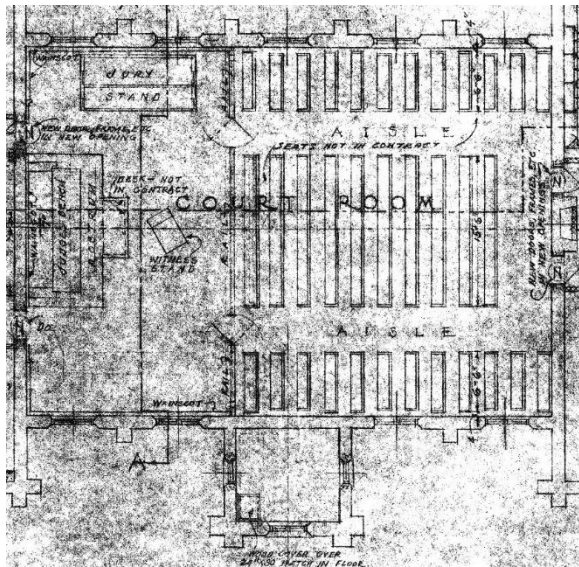


Figure 2.42, Fredericksburg Courthouse, Detail, central portion of second floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

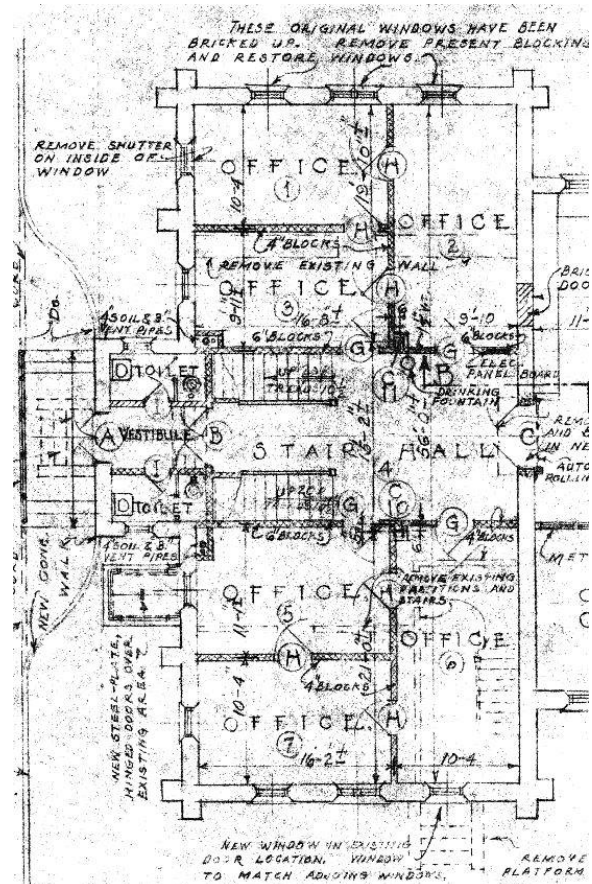


Figure 2.43, Fredericksburg Courthouse, Detail, North wing, first floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

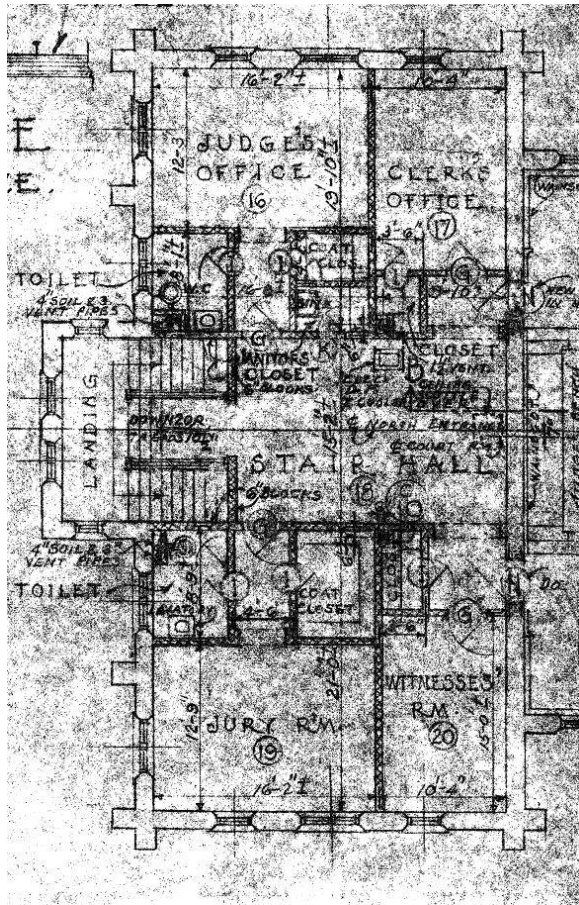


Figure 2.44, Fredericksburg Courthouse, Detail, North wing, second floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

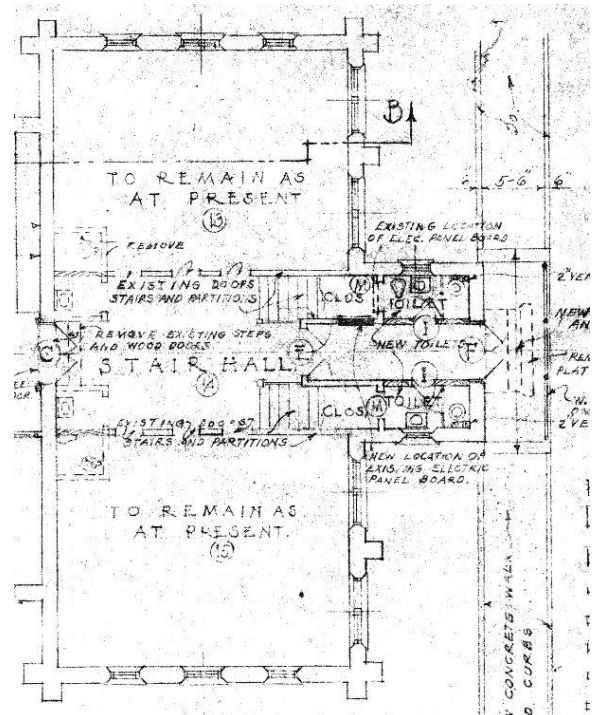


Figure 2.46, Fredericksburg Courthouse, Detail, South wing, first floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

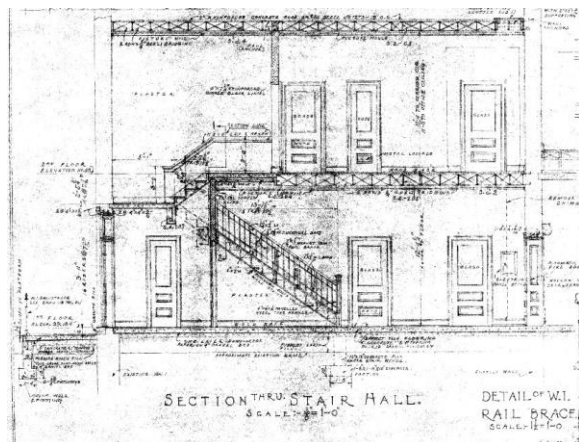


Figure 2.45, Fredericksburg Courthouse, Detail, North wing, section through stair inserted in 1948. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

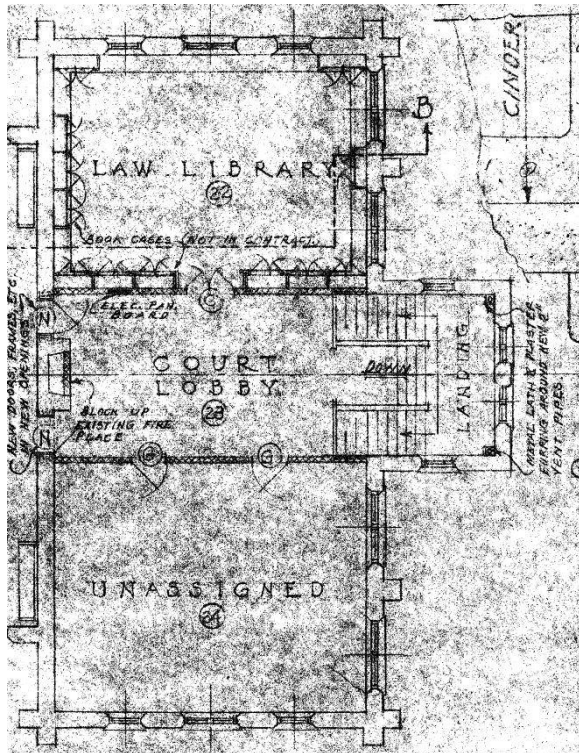


Figure 2.47, Fredericksburg Courthouse, Detail, South wing, second floor. J. Binford Walford & O. Pendleton Wright, Renovation drawings, 1948. Courtesy City of Fredericksburg.

1990 Renovations

A \$1 million renovation of the courthouse was completed in 1990 by James O. McGhee Architects of Fredericksburg.¹³⁹ This renovation focused upon improvements to the courtroom, clerk's office, and public areas on the first floor, focusing upon visitor convenience and safety, courtroom security, secure prisoner transport, and general improvements such as acoustics, and other mechanical, electrical, and plumbing upgrades.

The functional relationships in the courtroom were altered: the jury box was moved from the east side of the courtroom to the west side, the witness stand was relocated, and a

second stand was added in front of the judge's bench. These drawings note that existing undated wainscoting was to be retained in place but covered with drywall; the 1848 drawings identify room finishes in the south wing as existing and to be retained. Since this wainscoting is undated and potentially historic, selective removal of portions of drywall to observe this wainscoting would be useful.

No major changes were made that impacted historic features of the Renwick Courthouse.

21st Century

The bell tower underwent restoration by Preservation Trades for about nine months in 2003 (Figure 2.48). The tower exhibited deterioration between the exterior stucco and brick structure due to moisture infiltration, so the brick and stucco were repaired.¹⁴⁰ The interior bell support system, stairway, and platforms were also restored, as their poor condition had made ringing the bell unsafe for about three years.¹⁴¹ Windows at the tower were restored by replacing the glass and installing lead-clad copper flashing to prevent further moisture infiltration.¹⁴² Restoration was complete in December 2003.

¹³⁹ Robert Burke, "Hanging judges get new look," *Free Lance-Star*, 28 December 1991.

¹⁴⁰ Elizabeth Waters, "Historic Bell to Ring Again," *Free Lance-Star*, 3 April 2003.

¹⁴¹ Waters.

¹⁴² Jodi Bizar, "Hear the Bell Ringing," *Free Lance-Star*, 10 December 2003.



Figure 2.48, Fredericksburg Courthouse, view looking south, 2003. Note the scaffolding for the restoration of the bell tower. Courtesy Central Rappahannock Heritage Center.

By 2007, the aging courthouse was viewed as insufficient for the city's needs. At the time, the courts were housed in three separate buildings, all of which were too small, lacked proper security, and were in need of renovation.¹⁴³ Most City Council members were in favor of consolidating the courts into a single new building. As part of a planned mixed-use redevelopment of Fredericksburg's downtown, and with the hopes of economic revitalization, the top choice for a location was in the 600 block of Princess Anne Street.¹⁴⁴ There was some debate over whether the project should be delayed due to the cost of construction and relocating the post office and bank occupying the proposed site. In December 2009, however, City Council voted unanimously to proceed with development of an alternated site at 701 Princess Anne Street.¹⁴⁵ The new courthouse was built by First Choice Public-Private Partners with a team consisting of Moseley Architects, Glavé and Holmes Architecture,

and English Construction Company. The courts relocated to the new building in August 2014 and it was dedicated two months later. The new, three-story courts building is 85,000 square feet and houses the circuit and general district courts, with the Sheriff's office in the basement.¹⁴⁶ The Juvenile & Domestic Relations Court is now located in the old General District Court building, which was completely renovated for this purpose. This building is located at 615 Princess Anne Street, directly across Charlotte Street from the new Fredericksburg Courthouse.

Today, the City of Fredericksburg maintains ownership of the historic Renwick courthouse. Options such as selling the building for private redevelopment or leasing it to a nonprofit were considered, however the city decided that retaining ownership would best ensure the protection of the iconic building.¹⁴⁷ It is the city's priority to keep the building operating as a public facility and to undertake a comprehensive restoration. The ultimate goal is to adaptively reuse and preserve the building, which is a rare example of Gothic civic architecture and reflective of James Renwick's signature style.

¹⁴³ Emily Battle, "Council facing courts decision," *Free Lance-Star*, 25 November 2007.

¹⁴⁴ Emily Battle, "Council votes to keep the courts downtown," *Free Lance-Star*, 12 December 2009.

¹⁴⁵ Battle, "Council votes..."

¹⁴⁶ Pamela Gould, "Dedication set for new city courthouse," *Free Lance-Star*, 14 October 2014.

¹⁴⁷ Robyn Sidersky, "Council mulls courthouse's future," *Free Lance-Star*, 10 October 2012.

Wallace Library

Introduction

To the north of the historic courthouse sits the old Wallace Library, a 2-story Colonial Revival building built in 1910. It was used as a public library from its completion until 1971, when the Fredericksburg School Board became the sole occupant of the building, utilizing it for its administrative offices.

Similar to the Jail, the Wallace Library is also built into the hill with only the monumental façade exposed on the west side and an additional partial lower level exposed on the east. The building was renovated in the 1970's and the monumental space was divided vertically with the introduction of a second floor. The second floor structure is unknown due to the presence of architectural finishes. The building was also excavated and expanded during the renovation to create the below-grade mechanical space; this modification has created a structural issue discussed in the structural evaluation portion of this report.

Wallace Library Timeline	
Date	Activity
1822	Gray's Circulating Library opens in Fredericksburg and an addition is made by 1823. ¹⁴⁸
1877	The Library and Lyceum Association is formed and a library (the Fredericksburg Library) is housed in two rooms of the courthouse's north wing. ¹⁴⁹
1894	The courthouse library falls into disuse due to lack of funding.

1895	Group of eight women revives the library and it receives a contribution of 300 books from Moncure Conway.
1907	Captain Casper Wistar Wallace bequeaths \$15,000 to City of Fredericksburg for the establishment of the Wallace Library. ¹⁵⁰
1908	In March, the City Council awards a contract for the new library building to George W. Wroton. ¹⁵¹
1909	Construction complete on the new Wallace Library by March of 1909. ¹⁵²
1910	The Wallace Library opens in December. Sally Gravatt is its first librarian and serves until her death in 1946. ¹⁵³
1946	Library closes temporarily after Sally Gravatt's death in July while seeking a new librarian and re-cataloguing books. Bettie Griffith is hired as the new librarian. ¹⁵⁴ The former Fredericksburg Library is closed after about 70 years of operation and about 2,000 books from this library are added to the Wallace collection. ¹⁵⁵
1947	Library reopens in March. ¹⁵⁶
1948	Reading room floored with asphalt tile, new window screens made, and reading room furniture cleaned and refinished. ¹⁵⁷ Bettie Griffith resigns in June and Mrs. Edward G. Rawlings replaces her.
1949	Judge Alvin T. Embrey resigns as chairman of Wallace Library Board in protest of driveway planned to encircle courthouse; City Council later rescinds

¹⁴⁸ "Gray's Circulating Library."

¹⁴⁹ Criscuolo.

¹⁵⁰ Crookshanks.

¹⁵¹ "Wallace Library: Contract for Building Awarded to Mr. Geo. W. Wroton," *Free Lance-Star*, 31 March 1908.

¹⁵² Willis, "Captain Wallace Founded Public Library," 37.

¹⁵³ Willis, "A Tale of Two Libraries," 64-65.

¹⁵⁴ "Mrs. Griffin [sic] to be Librarian Here..."

¹⁵⁵ Crookshanks.

¹⁵⁶ "165 Register for Library Service," *Free Lance-Star*, April 1947.

¹⁵⁷ "Report Reveals Readers' Habits."



	action calling for its construction. ¹⁵⁸
1951	Mrs. Edward G. Rawlings resigns and is replaced by former librarian Bettie Griffith.
1952	Library closed for two weeks in July for interior repainting. ¹⁵⁹
1954	A five-foot-by-seven-foot piece of plaster ceiling collapses in October due to vibrations from a hurricane; the library is closed temporarily while ceiling is repaired. ¹⁶⁰
1959	Marjorie Whidden becomes new librarian and serves in position until 1970.
Ca. 1960	Basement converted to library space used for children's story hour and book storage. ¹⁶¹
1969	Wallace Library moves to former school at 1201 Caroline Street and becomes part of the newly-formed Central Rappahannock Regional Library System.
Ca. 1973	Modifications made to Wallace Library including division of the building into two floors and changes to the interior layout and finishes; School Board begins occupying the space. ¹⁶²
Anticipated 2017	School Board will move out of the Wallace Library.

Figure 2.49: Summary of architectural changes to, and uses of, the Wallace Library.

The many changes to, and uses of, the Wallace Library are summarized in Figure 2.49.

The first library in Fredericksburg was known as Gray's Circulating Library and opened in 1822. This library at first struggled to survive as it was not well-supported by the general public. An article in the *Virginia Herald* dated

July 1823 noted that patronage had been low within its first year, but the library was to continue on a trial basis with a reduced cost of subscription. The article also mentions that an addition had been made to the library within the past year.¹⁶³ Despite its slow start, the library remained open and was improved over time, as a later article in the *Weekly Advertiser* discusses a new room to be opened in the old town hall. In 1877, the Library and Lyceum Association was formed and established the Fredericksburg Library, which was housed in two rooms of the north wing of the courthouse.¹⁶⁴ The first Sanborn Fire Insurance map that records the presence of a library is 1886. In that year, the "Library and Reading Room" is located in the North wing of the courthouse, occupying both floors of that wing (see Figure 2.50).

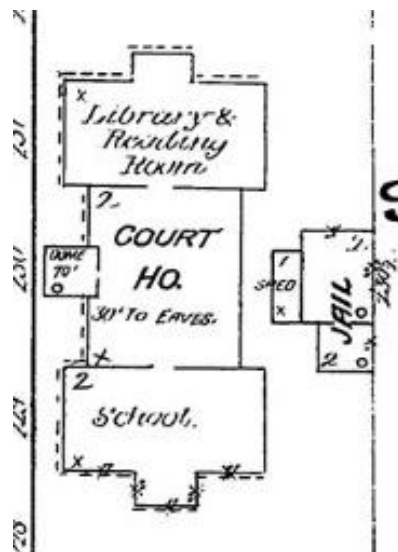


Figure 2.50, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1886. Courtesy ProQuest.

¹⁵⁸ "Embrey Quits Library Position as a Protest."

¹⁵⁹ "Wallace Library had Busy Year, Peak Day in 1952."

¹⁶⁰ "Ceiling Repairs to Close Library Another Week."

¹⁶¹ Crookshanks.

¹⁶² "City School Board Moving Day Arrives," *Free Lance-Star*, 25 August 1973.

¹⁶³ "Gray's Circulating Library," *Virginia Herald*, 19 July 1823.

¹⁶⁴ Lee Criscuolo, "Library History Timeline," Librarypoint: Central Rappahannock Regional Library, http://www.librarypoint.org/library_history_timeline (accessed 16 March 2016).

By 1894, the library had fallen into disuse due to lack of funding, but was revived thanks to the efforts of a volunteer group of women, which in 1893 had organized the Fredericksburg Library Association.¹⁶⁵ The 1891 Sanborn map does not indicate the presence of any library or reading room in the courthouse, illustrating the collapse of the library organization (Figure 2.51).

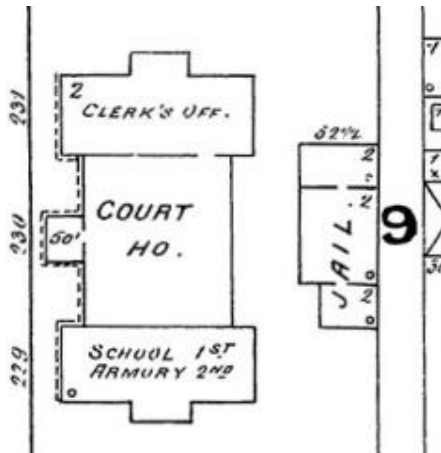


Figure 2.51, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1891. Courtesy ProQuest.

The resuscitation of the library association is recorded in the 1902 Sanborn map, which indicates that the north wing of the courthouse is shared by the clerk's office (on the first floor) and a library (on the second floor) (Figure 2.52).

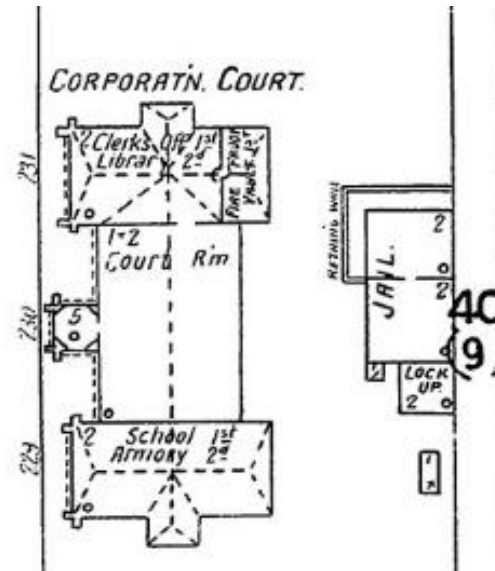


Figure 2.52, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1902. Courtesy ProQuest.

The Wallace Library, constructed in 1909 and currently home to the Fredericksburg School Board offices, is a brick building with full-height, pedimented front porch, located northeast of the historic courthouse. The first Sanborn Fire Insurance map that records the presence of an independent public library is 1912 (see Figure 2.53).

¹⁶⁵ Barbara Pratt Willis, "Captain Wallace Founded Public Library," *Fredericksburg Times Magazine* (November 1985): 34.

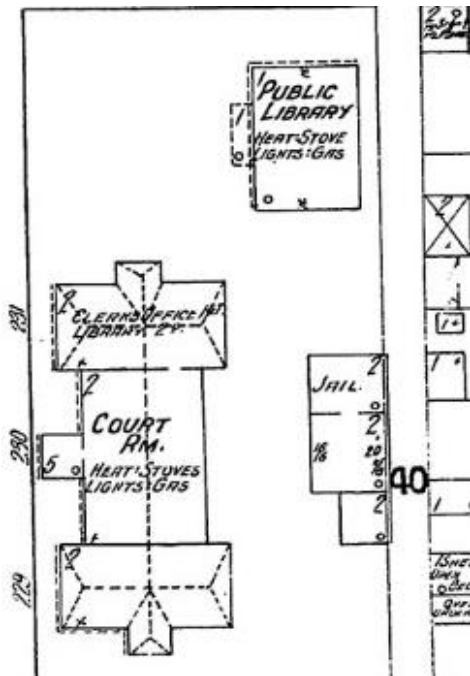


Figure 2.53, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1912. Courtesy ProQuest.

Esteemed local lawyer Captain Casper Wistar Wallace bequeathed \$15,000 in his 1907 will to establish the library. Wallace (1834-1907) was a Fredericksburg native and University of Virginia graduate and practiced law in Fredericksburg beginning in 1855. At the outbreak of the Civil War in 1861, he enlisted in the Thirtieth Virginia Regiment of Infantry, in which he served as captain from spring 1862 to fall 1864. He served in numerous battles including those of Sharpsburg, Fredericksburg, Drewry's Bluff, and Cold Harbor.¹⁶⁶ Wallace also served as Acting Judge Advocate General of the First Corps of the Army of Northern Virginia during the last eight months of the war. Following the war, he resumed his law practice in Fredericksburg. Wallace gained further distinction as the Commonwealth's Attorney for both Fredericksburg and the County of Spotsylvania until resigning from the positions

in 1881 and 1882, respectively.¹⁶⁷ After retiring in 1886 and traveling in Europe, he returned to his home city, where he served as the President of the National Bank of Fredericksburg until his death on May 20, 1907.

On July 18, 1907, the Fredericksburg City Council voted to accept the terms of Wallace's will and to establish and maintain the Wallace Library. The Mayor appointed a Board of Trustees to oversee the building's construction, with St. George Fitzhugh serving as chairman and S. J. Quinn as secretary. The will stipulated that the \$15,000 be divided in thirds: \$5,000 for the building's construction; \$5,000 for the initial purchase of books; and \$5,000 to accrue interest for the future use of the library. The Board of Trustees complied with these wishes and awarded a \$5,000 building contract to George W. Wroton at their March 19, 1908, meeting.

A ca. 1908 illustration of the library near its completion reveals that it has remained largely unchanged at the exterior since its construction other than adjacent landscaping (Figure 2.57). A ca. 1937 photograph (Figure 2.58), Sanborn maps dating from 1912 to 1947) Figures 2.54-2.56), and a comparison with a current photo further confirm this fact (Figures 2.60, 2.56-58). The Sanborn maps indicate that the building had gas lighting.

¹⁶⁶ "Death of Captain Casper Wistar Wallace," *Free Lance-Star*, 21 May 1907.

¹⁶⁷ "Death of Captain Casper Wistar Wallace."

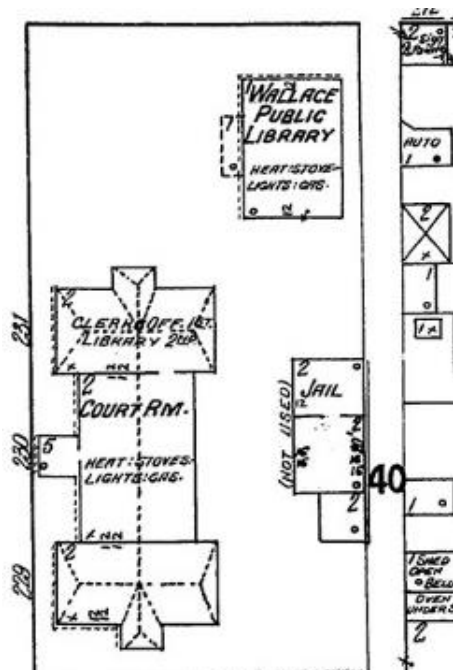


Figure 2.54, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1919. Courtesy ProQuest.

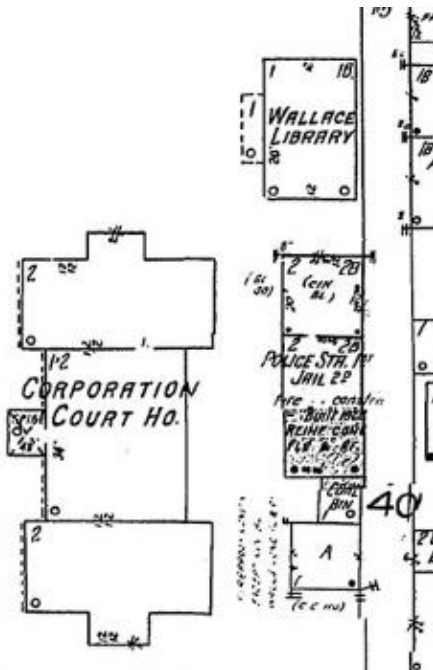


Figure 2.56, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927 (revised 1928-47). Courtesy ProQuest.

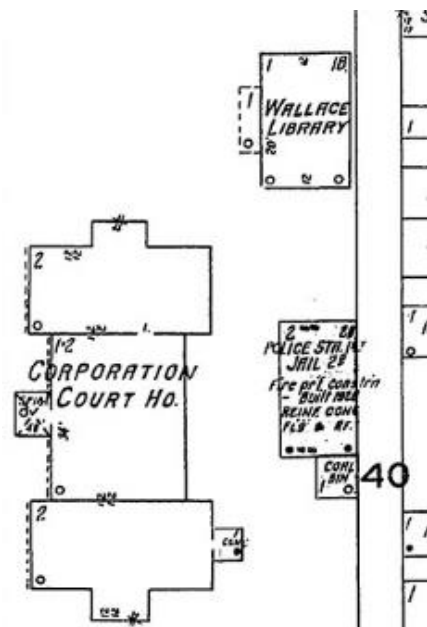


Figure 2.55, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927. Courtesy ProQuest.

Construction on the library was complete by March 1909. Wallace's will further specified that library books would be "selected by a board, not to exceed five members, to be chosen from time to time by the President of the University of Virginia, Washington and Lee University, Richmond College, and Randolph Macon College..."¹⁶⁸ Upon the library's completion, the Board of Trustees met and wrote a letter to the presidents of the indicated colleges, and by the May 1909 meeting, the presidents had responded and appointed a book purchase committee.¹⁶⁹ The committee submitted its book list at the April 1910 meeting. Before purchasing books, the Trustees requested that the Fredericksburg Library (located in the courthouse) lend their books to the Wallace Library in order to save money, but the Fredericksburg Library

¹⁶⁸ Will of Casper Wistar Wallace, 10 April 1907.

¹⁶⁹ Barbara Pratt Willis, "A Tale of Two Libraries," *Fredericksburg Times Magazine* (January 1986): 59.

Association did not comply.¹⁷⁰ The Trustees then proceeded to buy new books and also received numerous donations. The Wallace Library opened in December 1910 with Sally Gravatt serving as its first librarian.



Figure 2.57, Wallace Library ca. 1908. From Silvanus Jackson Quinn, *The History of the City of Fredericksburg, Virginia* (1908).



Figure 2.58, Circa-1937 photo, cropped onto library, looking southeast. From Sue K. Gordon, "Court House," in *Works Progress Administration of Virginia Historical Inventory*.



Figure 2.59, Wallace Library 2015, compare with figures 2.56 and 2.57.

Ms. Gravatt maintained her position until her death in 1946, prompting the Wallace Library to close for approximately eight months while seeking her replacement. Renovations were also planned during this time, including the placement of additional sections above the shelves in the stacks and the installation of better lighting in the reading rooms.¹⁷¹ Bettie Griffith was hired as the new librarian and worked for several months to re-catalogue books and eliminate unused materials before the library reopened in March of 1947.¹⁷² Also in 1946, about 2,000 books were given to the Wallace Library from the Fredericksburg Library, which closed that year after seventy years in operation.¹⁷³ A local news article dated March 30, 1948, notes several recent changes to the library, including new asphalt tile flooring at the reading room, new window screens, and cleaning and refinishing of reading room furniture.¹⁷⁴ Bettie Griffith resigned from her position as librarian in June and was replaced by Mrs. Edward G. Rawlings.

¹⁷⁰ Willis, "A Tale of Two Libraries," 62.

¹⁷¹ Clipping, *Free Lance-Star*, 1 November 1946.

¹⁷² "Mrs. Griffin [sic] to be Librarian Here," *Free Lance-Star*, 20 December 1946.

¹⁷³ Barbara Crookshanks, "City's Increasingly Busy Library Marks Its Golden Anniversary," *Free Lance-Star*, November 1960.

¹⁷⁴ "Report Reveals Readers' Habits," *Free Lance-Star*, 30 March 1948.

In 1949, controversy arose out of a proposal to install a new driveway encircling the courthouse, which was meant to facilitate traffic flow for emergency vehicles. Many citizens opposed its construction, including three local women's groups, and the issue prompted chairman of the library board Judge Alvin T. Embrey to resign from his position. In a letter to City Manager L. J. Houston, Embrey claimed that the driveway would pose a safety hazard to library patrons due to emergency vehicles speeding out of the exit, and would increase contact between patrons and "drunks and semi-drunks and the criminal element of the city" loitering near the police station at night.¹⁷⁵ The letter also stated that the library board had requested that a fence be constructed from the rear north corner of the courthouse to the jail, forcing jail visitors to approach from the south. Embrey hoped that a barrier would eventually be constructed to separate the library from the courthouse and jail entirely.¹⁷⁶ While such a barrier was never constructed, the City Council ultimately rescinded the action calling for the driveway's construction.

Several minor interior modifications were made to the library in the 1950s. An article in the *Free Lance-Star* noted that the building had been closed for two weeks in July 1952 for interior repainting.¹⁷⁷ In October 1954, a five-foot by seven-foot piece of the plaster ceiling collapsed, possibly due to vibrations from Hurricane Hazel.¹⁷⁸ The library was closed for several weeks while the damage was repaired. By 1960, the basement had been converted from a little-used space with a public restroom to library space used for children's story hour and book storage.¹⁷⁹ The 1950s also saw several changes in the position of head

librarian. Mrs. Rawlings resigned and was replaced by former librarian Bettie Griffith in 1951. Marjorie Whidden was hired as Mrs. Griffith's replacement in 1959, a position she held until 1970. By the late 1950s and early 1960s, it was apparent that the library was not meeting the public's needs in terms of physical size, hours of operation, and content and size of its collection. Architects were consulted about the possibility of adding onto the existing library, but a movement to establish a regional library system in Fredericksburg prevailed. The Wallace Library relocated to a former school at 1201 Caroline Street in 1969 and became part of the Central Rappahannock Regional Library System. The vacated original library building was then modified ca. 1973 to serve the purposes of the Fredericksburg School Board's administrative offices, including the division of the building into two floors and changes to the interior finishes and layout.¹⁸⁰ The School Board, which has continually occupied the Old Wallace Library since 1973, now plans to vacate the building by 2017.

¹⁷⁵ "Embrey Quits Library Position as a Protest," *Free Lance-Star*, 19 March 1949.

¹⁷⁶ "Embrey Quits Library Position as a Protest."

¹⁷⁷ "Wallace Library had Busy Year, Peak Day in 1952," *Free Lance-Star*, 5 December 1953.

¹⁷⁸ "Ceiling Repairs to Close Library Another Week," *Free Lance-Star*, October 1954.

¹⁷⁹ Crookshanks.

¹⁸⁰ "City School Board Moving Day Arrives," *Free Lance-Star*, 25 August 1973.

Old Jail

Introduction

The Old Jail was built in 1928 and served as the city jail until the police department vacated the building in the 1970's. In 2006 it was re-utilized as temporary holding cells. Presently, a portion of the building is used by the Police Department.

Jail Timeline	
Date	Activity
1741	First documented jail constructed. ¹⁸¹
1752	Second jail constructed. ¹⁸²
1753	First jail sold and second jail reported as needing repairs. ¹⁸³
Ca. 1769	Third jail constructed. ¹⁸⁴
1799	Jail (possibly the 1769 jail) reported in ruinous condition and corporation charged to build a new one. ¹⁸⁵
1803	Court order issued for demolition of the existing jail (possibly the 1769 jail), which was of brick and located north of present courthouse. ¹⁸⁶
1805	Construction complete on a new stone jail, built in same location of the previous jail. ¹⁸⁷
1852	Stone jail dismantled and re-built at the rear of the Renwick courthouse (approximately the current location) reusing some

	materials from the previous jail. ¹⁸⁸ Stone from previous jail is also used for foundation of a fence enclosing courthouse yard. Building committee assigned to alter jail to address first-floor dampness, roof leaks, and other problems. ¹⁸⁹
1869	Council Minutes note that jail is in good condition and the lower cells are to be lined with two-inch-thick oak planks. ¹⁹⁰
By 1886	Two-story south section and one-story shed at west elevation were added. ¹⁹¹
1886-1891	The shed was removed and a two-story north wing was added. ¹⁹²
1891-1902	A retaining wall was added at the north and west walls of the two-story north addition. ¹⁹³
1902-1912	The retaining wall was removed. ¹⁹⁴
1919	The jail was not in use. ¹⁹⁵
1928	The second jail is rebuilt at its existing site using poured-in-place concrete on top of the foundation of the existing building. ¹⁹⁶
Ca. 1940s	The north, two-story, concrete block section is added. ¹⁹⁷
1968	Jail operations moved to a regional jail and the old jail becomes police department headquarters. ¹⁹⁸

¹⁸¹ Sparacio, *Virginia County Court Records...1740-1742*, 47.

¹⁸² Spotsylvania County Order Book 1749-1755, Microfilm, Reel 44, Library of Virginia, 152.

¹⁸³ Spotsylvania County Order Book 1749-1755, Microfilm, Reel 44, Library of Virginia, 374.

¹⁸⁴ Spotsylvania County Order Book, Microfilm, Library of Virginia.

¹⁸⁵ Postcard to Mrs. Barbara Willis, Fredericksburg, VA, 25 August 1983.

¹⁸⁶ Quinn, 137.

¹⁸⁷ Quinn, 137.

¹⁸⁸ Quinn, 137.

¹⁸⁹ Abstracts of Council Minutes from 1800 through 1878.

¹⁹⁰ Abstracts of Council Minutes from 1800 through 1878.

¹⁹¹ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1886.

¹⁹² Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1891.

¹⁹³ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1902.

¹⁹⁴ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1912.

¹⁹⁵ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1919.

¹⁹⁶ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1927-1947.

¹⁹⁷ Sanborn Map & Publishing Co., "Fredericksburg, Virginia," 1927-1947.

¹⁹⁸ Battle, "City to create holding cells..."



Ca. 2006	Jail cells at second story of center section removed.
Ca. 2006	Renovations made to the first story of the center section and south wing. New concrete block holding cell is constructed at center section and existing holding cell in south wing is renovated. ¹⁹⁹
Ca. 2006	Renovations begun at the north concrete block section but remain unfinished.
Ca. 2006	Wood windows replaced with vinyl windows.

Figure 2.60: Summary of architectural changes to, and uses of, the Old Jail.

The many changes to, and uses of, the Old Jail are summarized in Figure 2.60.

Spotsylvania County court order books from the mid-to-late eighteenth century record the construction of three separate jails in what would later become Fredericksburg. These are the first known jails in Fredericksburg, but little information is provided in the order books about each building's appearance or precise location. Colonel William Byrd II noted in his diary. "Besides that, there are several other quarries in the river bank, within the limites of the town, sufficient to build a large city. The only edifice of stone yet built is the prison; the walls of which are strong enough to hold Jack Sheppard, if he had been transported thither."²⁰⁰

On September 1, 1741, Francis Thornton Jr., Richard Tutt, and John Edwards were appointed to view and lay out ten acres of land that would include the church, courthouse, and prison.²⁰¹ It appears that this

prison was constructed, as a July 7, 1742, entry notes that the same three men were to "have some way made in the prison for the prisoners to ease themselves without being so offensive to them as it now is."²⁰²

In February of 1750 or 1751, Sheriff William Robinson complained to the court that the prison was not sufficient to hold the prisoners.²⁰³ Within the same entry, Richard Tutt, Robert Jackson, and Anthony Strother are ordered by the court to find a workman to repair the prison immediately, and it is noted that the next court meeting will consider building a new prison. This second prison was constructed in 1752. An April 2, 1751 entry notes that Richard Tutt is to be given twenty thousand pounds of tobacco to build a new prison.²⁰⁴ On February 5, 1752, Tutt was ordered to "...erect a building on the body of the prison seven foot pitch, with two fire places and three glass windows to be floored lathed and plastered and completely finished..."²⁰⁵ The first prison was sold in September 1753, and one month later, notations of repairs needed at the second prison provide some details as to its appearance. These necessary repairs included plastering the ceiling, nailing down floor planks, framing and underpinning porch posts, adding planks to the ceiling under part of the prison, and weatherboarding the north and east side of the porch.²⁰⁶ In September 1761, court records indicate that additional repairs are needed at the prison, and one year

¹⁹⁹ Battle, "City to create holding cells..."

²⁰⁰ Quinn, 43.

²⁰¹ Sparacio, *Virginia County Court Records...1740-1742*, 47.

²⁰² Sparacio, *Virginia County Court Records...1740-1742*.

²⁰³ Ruth and Sam Sparacio, eds., *Virginia County Court Records: Order Book Abstracts of Spotsylvania County*,

Virginia, 1749-1751 (McLean, VA: The Antient Press, 2000), 101.

²⁰⁴ Sparacio, *Virginia County Court Records...1749-1751*, 105.

²⁰⁵ Spotsylvania County Order Book 1749-1755, Microfilm, Reel 44, Library of Virginia, 152.

²⁰⁶ Spotsylvania County Order Book 1749-1755, Microfilm, Reel 44, Library of Virginia, 374.

later, the prison was reported insufficient to hold prisoners.²⁰⁷

A third prison was constructed ca. 1769.²⁰⁸ In his 1908 *History of the City of Fredericksburg, Virginia*, Silvanus Jackson Quinn describes an eighteenth-century jail that was constructed partially of brick and located just north of the present-day courthouse within the same city block.²⁰⁹ This jail may be the one constructed ca. 1769. Quinn explains that this same city block also served as a debtors' prison beginning in the late eighteenth century; debtors were permitted to roam only as far as the width of the streets surrounding the block.²¹⁰ The confines of the debtors' prison were expanded in 1840 to encompass the four blocks bound by Caroline, Hanover, Charles, and William Streets.

The brick jail was criticized for its inadequacies; it was believed to be too small and by 1799 was reported in ruinous condition. Several grand juries over the years had noted its shortcomings. In 1803, a grand jury brought an indictment against the jail as a "nuisance" because a prisoner had contracted an illness while awaiting trial and died soon after he was freed.²¹¹ A court order was issued for the jail's demolition and a new stone jail, completed in 1805, was constructed in the same location.

The stone jail was perceived as an eye-sore and consequently a joint action of the court and Common Council in 1851 determined it should be moved concurrent with the construction of the Renwick courthouse.²¹² Many citizens were opposed to this decision, as they felt it was a waste of money and the

existing jail was adequate. Despite this opposition, a court order was given and the jail was dismantled and rebuilt behind the courthouse in approximately the location of the present-day jail. The present-day jail contains evidence of the building's complex chronology of construction from this point forward. Aquia freestone from the previous jail was reused at the basement level and for the foundation of a fence enclosing the courthouse yard.²¹³ An 1864 photo shows that the superstructure of the jail was entirely of brick; the building was a simple, side-gabled, rectangular building with a brick interior chimney at the roof ridge (Figure 2.61). The existing south wing does not appear to be present at this time. The original stone basement of this building can be seen at the center section of the Old Jail.

Council minutes dating to 1852 note that a building committee was assigned to address several issues at the jail, including dampness at the first floor and roof leaks.²¹⁴ These problems were apparently rectified, as the 1869 minutes report the jail in good condition and that the lower cells were to be lined with two-inch-thick oak planks.

²⁰⁷ Spotsylvania County Order Book, Microfilm, Library of Virginia.

²⁰⁸ Spotsylvania County Order Book, Microfilm, Library of Virginia.

²⁰⁹ Quinn, 137.

²¹⁰ Quinn, 134.

²¹¹ Quinn, 136.

²¹² Quinn, 137.

²¹³ Quinn, 137.

²¹⁴ Abstracts of Council Minutes from 1800 through 1878.



Figure 2.61, Detail of Figure 2.5, cropped on jail behind Fredericksburg Courthouse, photograph by Alexander Gardner, 19 May 1864. Courtesy the Library of Congress.

Sanborn maps dating from 1886 to 1919 reveal a number of changes to the jail during this time frame (Figures 2.62-2.67 and 2.70-2.71); these changes can also be seen in the varying building materials of the present-day jail. In 1886, the jail consisted of a central, two-story section (presumably the brick building that is visible in the 1864 photo) with a smaller two-story, south wing (its brick basement is present today) and a one-story, rectangular shed along the west elevation.

The 1886 Sanborn Fire Insurance Map records the shed addition (figure 2.62). According to the 1891 Sanborn map, by that year the shed was removed and a two-story north wing was added (see Figure 2.63), corresponding to the central section of brick basement visible at the present-day jail.

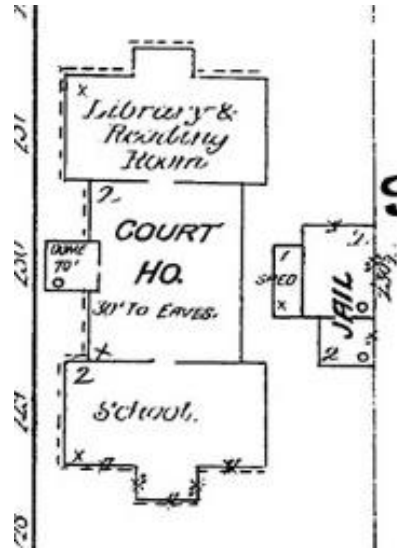


Figure 2.62, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1886. Courtesy ProQuest.

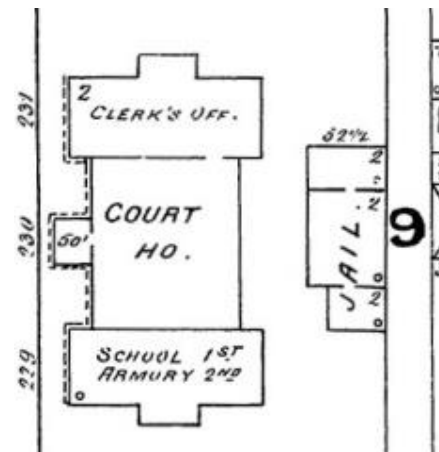


Figure 2.63, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1891. Courtesy ProQuest.

By 1902, according to the Sanborn Map published in that year, a retaining wall had been added at the north and west walls of the north, two-story addition, and the south wing was labeled “lock up” (see Figure 2.64). This configuration remains intact in the Sanborn Fire Insurance Map of 1907 (see Figure 2.65). A circa-1908 photo shows the north wall of the jail, which is still a rectangular, side-gabled

building with central chimney, but appears to have been painted white (Figure 2.66).

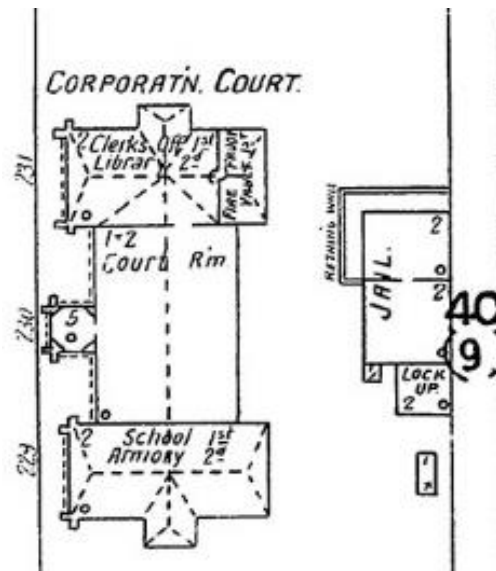


Figure 2.64, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1902. Courtesy ProQuest.

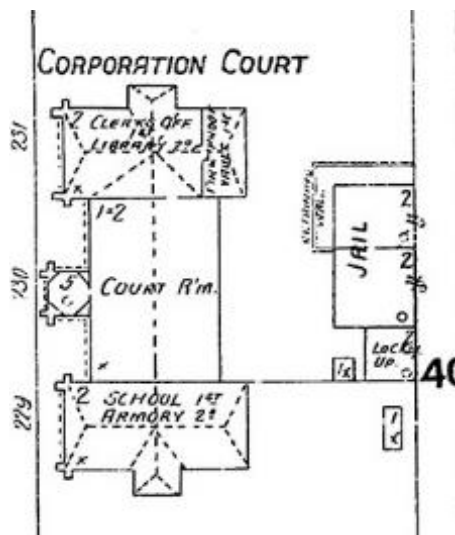


Figure 2.65, Detail of Renwick Courthouse and Jail, from Sanborn Fire Insurance Map, 1907. Courtesy ProQuest.



Figure 2.66, Detail of photo of jail, ca. 1908. From Silvanus Jackson Quinn, *The History of the City of Fredericksburg, Virginia* (1908).

The retaining wall was removed by 1912, according to the Sanborn Map of that year (see Figure 2.67).

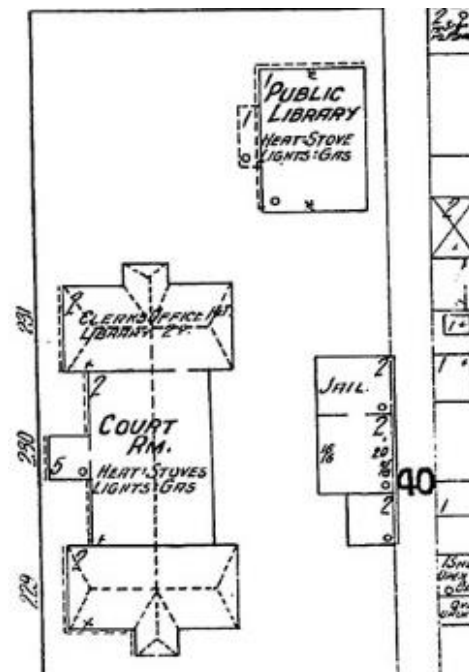


Figure 2.67, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1912. Courtesy ProQuest.

A photograph from 1881 looking south toward the area behind the courthouse records that the jail is mostly visible and does not appear much changed from the 1908 photo (Figures 2.68-2.69).



Figure 2.68, Jail and other buildings behind Fredericksburg Courthouse, 1881. Photograph taken from the steeple of St. George's Episcopal Church looking southeast. Courtesy of Historic Fredericksburg Foundation.



Figure 2.69, Detail of Figure 2.44, detail of jail, 1881. Courtesy of the Historic Fredericksburg Foundation.

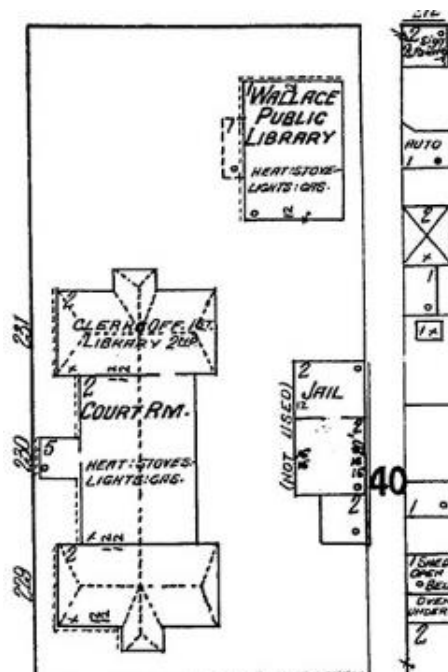


Figure 2.70, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1919. Courtesy ProQuest.

A 1919 Sanborn map labels the jail as unused (see Figure 2.70). An article in the *Daily Star* dated August 8, 1924, states that work on a “new” jail is underway. However, an examination of the existing building reveals a complex mix of construction materials, some of which were retained from the earlier building. Sanborn maps indicate that a “reinforced concrete” jail of “fireproof construction” was built in 1928 in the same location and had roughly the same footprint as the previous building; the former two-story south wing was replaced by the present-day one-story south wing (marked “coal bin”). Looking at the current building, it is apparent that in 1928, the existing building was dismantled down to its foundation, which remains in the present-day building as the brick and stone sections of basement visible at the east elevation. The poured-in-place concrete sections were added in 1928 and include the superstructures of the center, two-story section and south, one-story wing; and

the basement underneath the more-recent north, concrete block section.

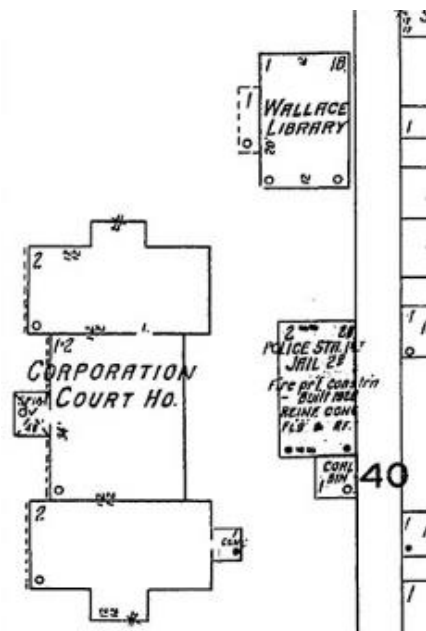


Figure 2.71, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927. Courtesy ProQuest.

A circa-1937 photo (Figure 2.72) depicts the north wall of the jail. The parapets visible today are present and at the west end of the wall, there appears to be a door at the first story and a window at the second story. The 1924 *Daily Star* article described the planned layout of the new jail: “On the first floor will be two detention cells, the police court rooms, and offices. The regular jail cells will be on the second floor of the structure.”²¹⁵ Sanborn maps confirm that the new jail housed the police station at the first story and the actual jail at the second story. The south, one-story wing served as a women’s prison.



Figure 2.72, Circa-1937 photo, cropped onto jail, looking southeast. From Sue K. Gordon, “Court House,” in *Works Progress Administration of Virginia Historical Inventory*.

A Sanborn map dated 1927-1947 depicts two noticeable changes. The two-story, concrete block north section and a one-story, square addition south of the one-story wing had been added. The concrete block section is not present in the circa-1937 photo, so it appears to have been constructed sometime between the late 1930s and 1947. It is unclear what the one-story square addition may have been, as it no longer exists.

²¹⁵ “Work on New Jail Progressing,” *Daily Star*, 8 August 1924.

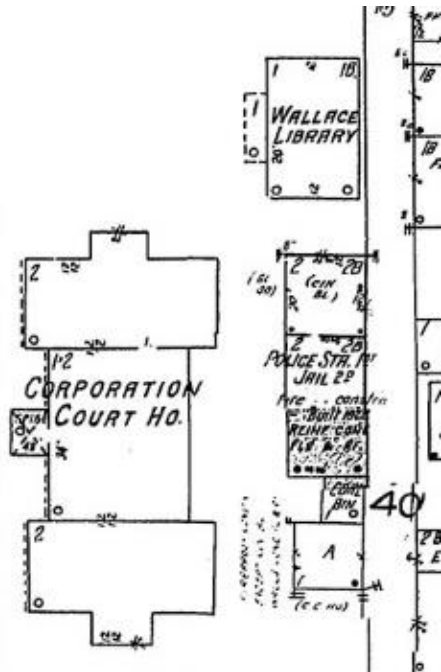


Figure 2.73, Detail of Renwick Courthouse, Jail, and Wallace Library, from Sanborn Fire Insurance Map, 1927 (revised 1928-47). Courtesy ProQuest.

In 1968, jail operations moved to a regional jail off Lafayette Boulevard, and the old jail became the police department's headquarters.²¹⁶ Over time, the building was also used as storage space for several city departments. A circa-1970 photo (Figure 2.74) of the west (front) elevation reveals that the jail had largely achieved its present-day appearance by this point. The original six-over-six, hung wood windows and paneled wood door at the north, concrete block section are visible in this photo, and a sign designates the building as a fallout shelter.

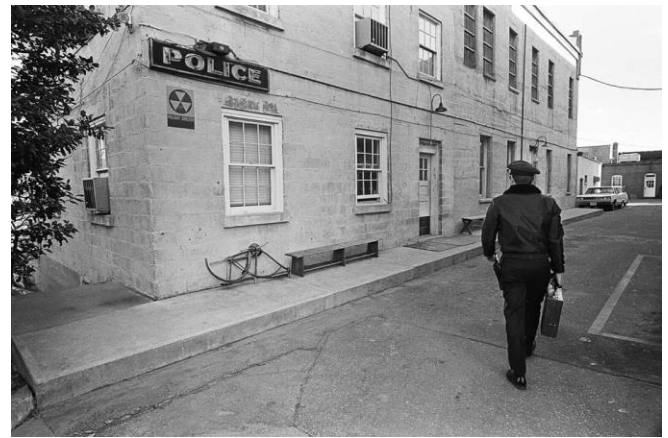


Figure 2.74, Jail, west (front) elevation, ca. 1970. Courtesy Keith Rodgers.

In the intervening years, only minor work was done to the jail. For example, in 1990, a small CMU addition to the south of the Women's cell was demolished. By 2006, the Old Jail had fallen into disrepair; it was infested with pigeons and interior wood was rotting.²¹⁷ An article printed that year in the *Free Lance-Star* noted that due to lack of space in the Circuit Courthouse's holding cells, the city planned to renovate parts of the old jail and use its cells as a temporary solution.²¹⁸

In that same year, probably as a response to these issues, a series of alterations were undertaken at the Old Jail. The cells at the second story of the central, poured-in-place concrete section were removed. Renovations were also begun at the north, concrete block section in 2006 but remain unfinished. The wood windows were replaced with vinyl windows in 2006 but the iron bars remain mostly intact.

The existing holding cell in the south wing was renovated, probably after 2006, and a new concrete block holding cell was constructed at the first story of the center section. Gypsum board walls were added at the first story of the center section and south wing. At this time

²¹⁶ Emily Battle, "City to create holding cells at its old jail," *Free Lance-Star*, 8 February 2006.

²¹⁷ Battle, "City to create holding cells..."

²¹⁸ Battle, "City to create holding cells..."

these areas are currently used for storage by the Fredericksburg police for their bicycle unit.

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Chapter 3:

Renwick Courthouse

Exterior Description

Site Description

The historic Fredericksburg courthouse complex is located within the northwest corner of the city block bound by Princess Anne Street to the west, George Street to the north, Caroline Street to the east, and Hanover Street to the south. This block is part of a commercial district that contains small shops and restaurants. Other public buildings are located nearby, including a Masonic lodge at the southwest corner of the block and a Presbyterian church across the street from the Renwick Courthouse. The courthouse is the largest building in the complex and fronts Princess Anne Street just south of the intersection of Princess Anne and George Streets. The Old Jail is behind the Renwick Courthouse and the Wallace Library is located just north of the Old Jail. The site slopes steeply down from west to east, exposing the basements at the rear elevations of the Wallace Library and Old Jail, and also has a slight slope down toward George Street. The north third of the lot is grassy, encompassing the front and sides of the Wallace Library, and there is an asphalt-paved drive and parking lot between and to either side of the Renwick Courthouse and Old Jail. An asphalt-paved alley runs behind the Old Jail and Wallace Library and abuts their east elevations.

Various mature coniferous and deciduous trees are located in the grassy area and in front of the Renwick Courthouse. The primary conifer was once the city's official Christmas tree, but the current official tree is located in Hurkamp Park. The west and north elevations of the Renwick Courthouse are landscaped with mulch edged in stone or concrete, with shrubs and trees planted close

to the building. Large boxwoods are planted close to the Wallace Library's porch. The grassy area between the Old Jail and library slopes down toward the alley and is enclosed by a metal guardrail. The Old Jail and Wallace Library are separated by a tall, rubble stone retaining wall running parallel to the alley. The grassy area in front of the Wallace Library features a cross-shaped concrete walk, which accesses the Renwick Courthouse's north entry and the Wallace Library's front entry. A paving stone patio with benches and interpretive signage is located in the northwest corner of the lot. Concrete sidewalks run along each street and in front of the Old Jail.

Summary Description of Renwick Courthouse

The historic Fredericksburg Courthouse complex consists of three buildings: a courthouse, jail, and Wallace Library. The Renwick Courthouse is a two-story, stucco building designed by architect James Renwick, Jr. in the Gothic Revival-style, and forms the architectural focal point of the complex. The building is a modified, symmetrical "I" shape with a longitudinal gable roof running north-south and shorter, cross-gable roofs at either end. The roof is of standing-seam copper and features widely-overhanging, flared eaves and a painted wood cornice. Roof drainage consists of rounded copper hung gutters and downspouts. The east elevation has rounded, hung PVC gutters (present on the east elevation only). A five-story bell tower with conical copper roof, spire, and weather vane is centered at the front (west) elevation; it has a painted, modillioned wood cornice. The tower transitions from a square base at the first two stories to a narrower, octagonal shape above. There are four stucco-clad chimneys: two at the ridge of the main north-south roof and two interior chimneys aligning with the buttresses to either side of the bell tower. The foundation, which protrudes past

the primary wall plane, is of Aquia freestone with extruded mortar joints. Texture and variety is added to the walls by buttresses, a distinctly Gothic Revival feature, and a stone belt course at the first story of the west elevation and between the first and second stories of the north elevation. The buttresses, stucco with stone amortizements, are located at corners and between windows. The east elevation features several star-shaped tie rods just below the cornice.

The windows are another distinctly Gothic Revival feature; each is a modified lancet shape with a pointed head and stone sill. Most contain either one or two wood-frame, multiple-light, hung sashes and feature additional Gothic Revival detailing such as a quatrefoil pane or a foiled head at each sash. There are several double-height windows, including four at the first story of the west elevation flanking the tower, and five at the east elevation between the crossing gable ends. The four large, arched windows at the first story of the south elevation originally served as garage doors for horse- and hand-drawn fire engines, a remnant of an earlier use as a fire station. The double entry doors at the bell tower are paneled wood contained within a pointed-arch, molded wood surround. The panels mimic Gothic Revival-style tracery windows with foiled designs, including quatrefoils at the lower panels. Centered at the north and south crossing gables are wood doors with pointed-arch upper panels and rectangular lower panels. The north door is accessed by a set of concrete steps with two side flights and a metal rail, while the south door is accessed by a concrete, handicapped-accessible ramp with metal rail. At the east elevation is a metal stair leading from a second-story, metal door at the south wall of the north crossing gable.

West Elevation (Primary)



Figure 3.1, Historic Renwick Courthouse, west elevation, general view looking southeast.



Figure 3.2, Historic Renwick Courthouse, west elevation, general view looking northwest.



Figure 3.3, Historic Renwick Courthouse, west elevation, view of stucco chimney.

Chimney:

There are four stucco chimneys: two at the ridge of the main north-south roof and two interior chimneys aligning with the buttresses to either side of the bell tower.

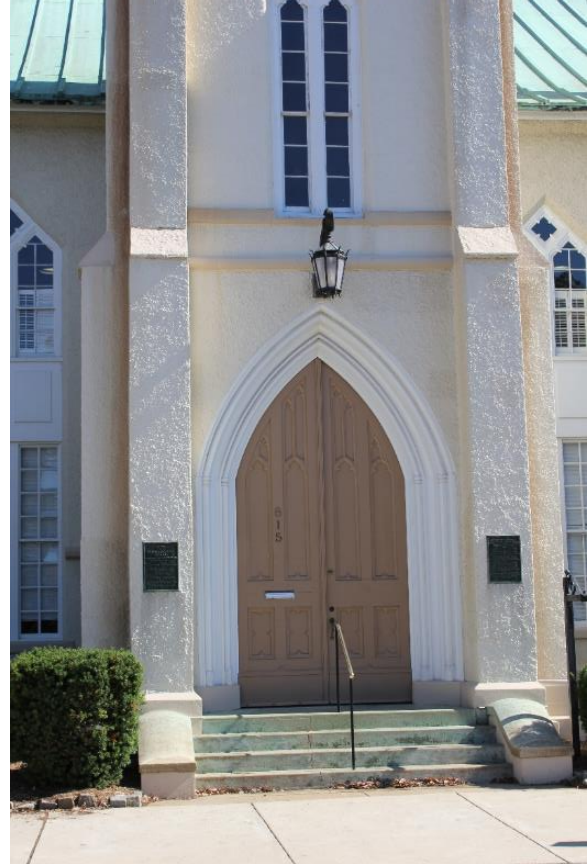


Figure 3.4, Historic Renwick Courthouse, west elevation, view of first story of bell tower, including entry doors.

Roof:

The building has a gable roof clad in standing-seam copper with a ridge running north-south, two crossing gables at either end, and widely-overhanging flared eaves. The bell tower has a conical, copper roof with a spire



Figure 3.5, Historic Renwick Courthouse, west elevation, view of upper stories of bell tower.



Figure 3.6, Historic Renwick Courthouse, west elevation, view of painted wood cornice.

Cornice:

There is a painted wood cornice. The cornice of the bell tower is modillioned.



Figure 3.7, Historic Renwick Courthouse, west elevation, detail view of foundation. Note the extruded mortar joints and the vertical crack.

Foundation:

There is a stone foundation with extruded mortar joints; it is cracked in some locations.

Wall:

The wall is of stucco and is accentuated by a stone belt course at the first story. There are stucco buttresses with stone amortizements at the corners of each projecting area of the wall including the bell tower.



Figure 3.8, Historic Renwick Courthouse, west elevation, view of multistory, Gothic Revival-style windows north of the bell tower.



Figure 3.9, Historic Renwick Courthouse, west elevation, view of south crossing gable end; note the varied window types at each story.



Figure 3.10, Historic Renwick Courthouse, west elevation, detail view of a first-story window.

Windows:

To either side of the central bell tower is a pair of narrow, lancet-shaped, double-height windows. Each window has two metal, eight-over-eight replacement sashes at the first story, a wood spandrel at the center, and two, six-over-four wood sashes at the second story. The upper sashes have trefoil heads and there is a quatrefoil at the head of each window. The fenestration is the same at the north and south gable ends; all of the windows in these locations are wood and have pointed heads. At the first story of each gable end is a centered window with two narrow, three-over-two hung sash with pointed heads and a diamond-shaped light above. To either side of this window is a six-over-four, lancet-

shaped, hung sash. At the second story of each gable end is a centered, lancet-shaped, double-height wood window with two, fourteen-over-twelve light hung sashes, each with foiled heads, and a quatrefoil pane at the apex of the window. Flanking this window are two shorter, lancet-shaped, twelve-over-ten hung sash with foiled heads. At the tower, the second story features lancet-shaped openings at the second, third, and fourth stories. Second-story windows are wood with triangular pointed heads; each contains two, four-over-three hung sash with foiled heads and a quatrefoil pane at the top of the window. Third-story windows are the same general configuration but are smaller, have a true lancet shape, and the quatrefoil pane is infilled. At the fourth-story, the lancet openings are covered with vents, as are the round openings below the tower cornice. Windows at the courthouse typically have stone sills.



Figure 3.11, Historic Renwick Courthouse, west elevation, detail view of molded wood surround at entry double doors.

Doors:

The double entry doors at the bell tower are paneled wood contained within a pointed-arch, molded wood surround. The panels mimic tracery windows with foiled designs, including quatrefoils at the lower panels.

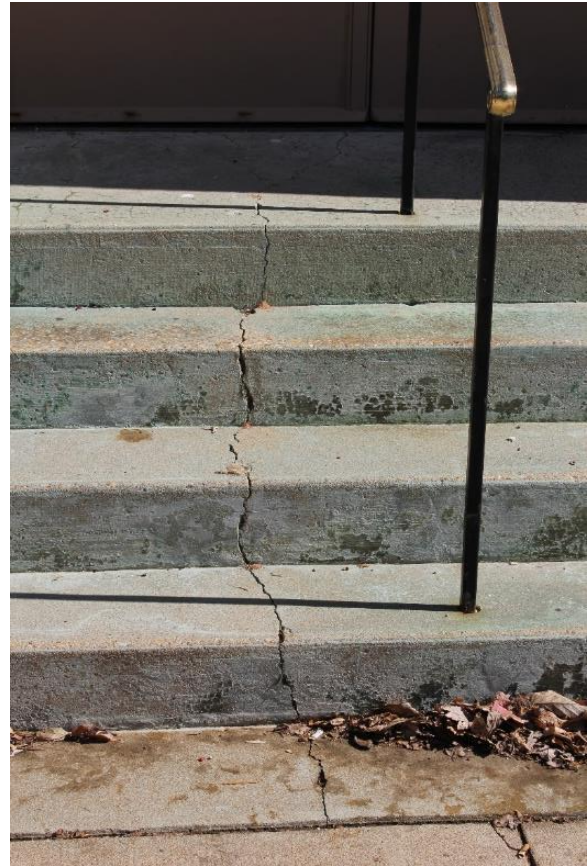


Figure 3.12, Historic Renwick Courthouse, west elevation, view of a crack at the front concrete steps.

Site:

The landscaping consists of mulch edged in stone, with plantings close to the building including shrubs and several mature trees.

Other:

A set of concrete steps with a centered metal rail leads to the main entry. A large crack extends from the bottom step to the landing.

North Elevation



Figure 3.13, Historic Renwick Courthouse, north elevation, general view looking south.



Figure 3.14, Historic Renwick Courthouse, north elevation, general view looking southeast.

Roof:

The building has a gable roof clad in standing-seam copper, with a ridge running north-south, two crossing gables at either end, and widely-overhanging flared eaves.

Cornice:

There is a painted wood cornice.

Foundation:

There is a stone foundation with extruded mortar joints.

Wall:

The wall is of stucco. There is a stone belt course between the first and second stories.

The wall is accentuated by stucco buttresses with stone amortizements.



Figure 3.15, Historic Renwick Courthouse, north elevation, view of second story of crossing gable end.

Windows:

The central, gabled projection features two tall, narrow wood windows, each with a pointed head and two multilight sashes. There is a quatrefoil imprint at the head of each window. At the attic level is a round wood window with a multifoil frame. Above this window is an infilled, pointed window opening with a wood sill. Remaining windows are wood with pointed heads. The first-story windows are six-over-four hung sash with foiled heads and stone sills. Second-story windows are pairs of eight-over-six hung sash with quatrefoil lights above.



Figure 3.16, Historic Renwick Courthouse, north elevation, view of west end of elevation.

Doors:

A wood door with a pointed-arch upper panel and rectangular lower panel is centered at the gabled projection. It has brass hardware and a wood surround with a five-light transom. A metal bulkhead door framed by concrete and with a removable key lock is located at the intersection of the gabled projection's west wall and the north elevation.



Figure 3.17, Historic Renwick Courthouse, north elevation, view of round copper gutter and downspout.



Figure 3.18, Historic Renwick Courthouse, north elevation, view of second-story windows at east end of elevation.



Figure 3.19, Historic Renwick Courthouse, north elevation, view of first-story lancet-shaped window at side wall of projecting gable end.



Figure 3.20, Historic Renwick Courthouse, north elevation, view of stucco buttresses.

Site:

The site is in grass. The landscaping consists of mulch edged in concrete, with plantings throughout including shrubs and mature trees. A set of concrete steps with metal rail leads from the sidewalk to a cross-shaped concrete walk, which accesses the Renwick Courthouse's side entry and the Wallace Library's main entry. A paving stone patio with benches and interpretive signage is located at the northwest corner of the lot.



Figure 3.21, Historic Renwick Courthouse, north elevation, view of concrete steps; note the rust and the bent baluster.

Other:

A set of concrete steps with two side flights and a metal rail leads to the entry. The rail is rusted and one of the balusters is bent.

East Elevation



Figure 3.22, Historic Renwick Courthouse, east elevation, general view looking west.



Figure 3.23, Historic Renwick Courthouse, east elevation, view of the standing-seam copper gable roof at the north crossing gable.



Figure 3.24, Historic Renwick Courthouse, east elevation, view of the standing-seam copper gable roof at the south crossing gable.

Roof:



The building has a gable roof clad in standing-seam copper, with a ridge running north-south, two crossing gables at either end, and widely-overhanging flared eaves. There is a copper weather vane at the ridge of the south crossing gable.

Cornice:

There is a painted wood cornice.



Figure 3.25, Historic Renwick Courthouse, east elevation, detail view of foundation. Note the extruded mortar joints and the vertical crack.

Foundation:

There is a stone foundation with extruded mortar joints, cracked in some locations.



Figure 3.26, Historic Renwick Courthouse, east elevation, detail view of star-shaped tie rods below the cornice.

Wall:

The wall is of stucco and is accentuated by stucco buttresses with stone amortizements at the corners and between the central two-story

windows. Above each buttress is a star-shaped tie rod located just below the cornice. Another tie rod is located at the southernmost end of the building between the first and second stories.



Figure 3.27, Historic Renwick Courthouse, east elevation, view of multistory, Gothic Revival-style wood windows between the two crossing gable ends.



Figure 3.28, Historic Renwick Courthouse, east elevation, view of multistory, Gothic Revival-style wood windows at the upper stories of the south crossing gable.



Figure 3.29, Historic Renwick Courthouse, east elevation, view of a typical first-story window; note that this window is missing part of its carved, decorative head, exhibits paint loss, and has a crack at the sill.

Windows:

All windows are wood and have pointed heads, stone sills, and multilight sashes. The first-story windows at each crossing gable end are smaller and have foiled heads. The second-story windows are tall and narrow, with the center window having two sashes and a top quatrefoil light and the flanking lights each having one sash and a foiled head. Between the crossing gables are five, two-story wood windows with pointed heads, identical to those at the west elevation but with four-over-four windows at the first story. At the southernmost end of the elevation is a six-over-four window with foiled head at the first story and a window with two narrow, four-over-three hung sashes and a quatrefoil light at the second story. At the northernmost end there is a single lancet window with a four-over-three hung sash and foiled head at each story. Some windows exhibit deteriorated conditions, including paint loss and cracked sills.

Doors:

There is a modern, second-story metal door at the east end of the north crossing gable; it leads to the rear stair.



Figure 3.30, Historic Renwick Courthouse, east elevation, view of the rear stair near the north end of the building.

Other:

There is a metal stair at the intersection of the north crossing gable with the central section

of the building. It leads from ground level to the second story and was formerly the prisoners' entry. It is surrounded by a tall chain-link fence with barbed wire. There is electrical equipment mounted on the south crossing gable wall across from the rear stair.

Site:

The site is an asphalt-paved parking lot.

South Elevation



Figure 3.31, Historic Renwick Courthouse, south elevation, general view.

Roof:

The building has a gable roof clad in standing-seam copper, with a ridge running north-south, two crossing gables at either end, and widely-overhanging flared eaves.

Cornice:

There is a painted wood cornice.

Foundation:

There is a stone foundation with extruded mortar joints.



Figure 3.32, Historic Renwick Courthouse, south elevation, detail view of stucco buttress with stone amortizement. Note the damaged amortizement.



Figure 3.33, Historic Renwick Courthouse, south elevation, detail view of star-shaped tie rod at side wall of projecting gable end.

Wall:

The wall is of stucco and is accentuated by stucco buttresses with stone amortizements at the far corners and between the first-story arched windows. The amortizement at the

buttress between the west pair of arched windows has an area of damage.



Figure 3.34, Historic Renwick Courthouse, south elevation, view of upper-story windows at projecting gable end.



Figure 3.35, Historic Renwick Courthouse, south elevation, view of one of the arched windows, which replaced a former garage door for fire equipment



Figure 3.36, Historic Renwick Courthouse, south elevation, view of a second-story window at side wall of projecting gable end.

Windows:

To either side of the central gabled section are two wide, deep-set, arched wood windows at the first story. The windows have central nine-over-six hung sashes flanked by fixed, ten-light sashes with wood paneling at the lower third of the arched opening. These openings were previously out-swinging garage doors for fire equipment. Directly above each of these windows is a wood window with a pointed head, stone sill, two eight-over-six hung sashes with foiled heads, and a top quatrefoil light. At the second story of the central gabled section are two tall, narrow wood windows with stone sills and pointed heads, two narrow, multi-light hung sash with foiled heads, and a top quatrefoil light. Above these windows there is a round wood window

with a multifoil frame infilled with mesh. At the apex of the gable is an infilled, pointed window opening.



Figure 3.37, Historic Renwick Courthouse, south elevation, view of door at accessible entry.

Doors:

A wood door with a pointed-arch upper panel and rectangular lower panel is centered at the gabled projection. It has brass hardware and a paneled wood surround with lancet-shaped panels.



Figure 3.38, Historic Renwick Courthouse, south elevation, view of accessible ramp and entry.

Other:

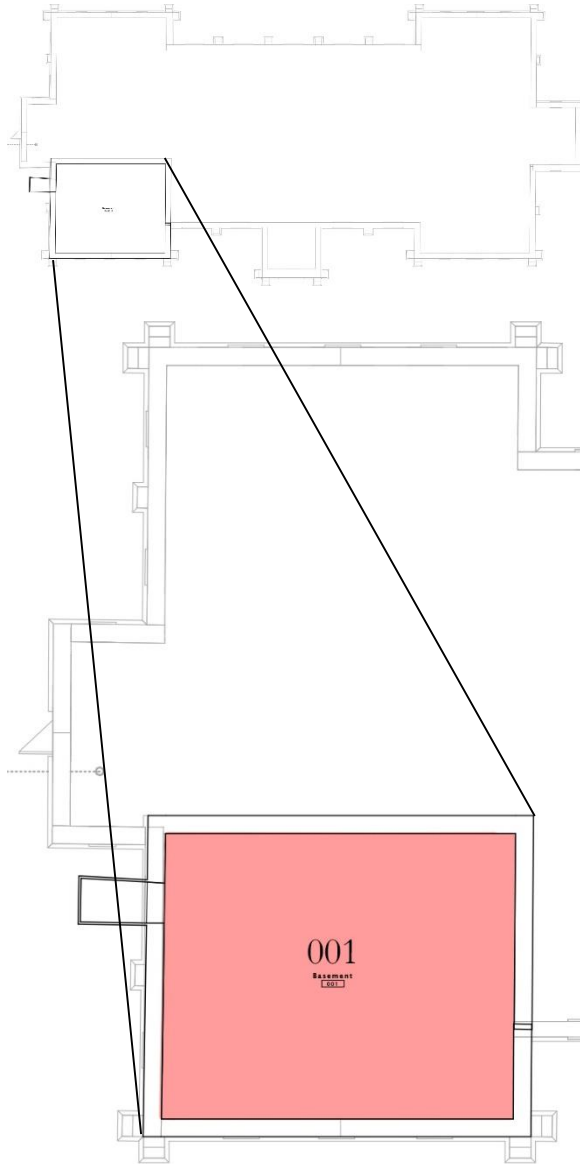
A concrete accessible ramp with metal rail leads to the entry at the gabled section. A large, arched awning covers the entry and concrete landing.

Site:

The site is an asphalt drive and parking lot. Shrubs and mature trees are planted close to the building west of the central gabled section.

Historic Courthouse Interior Description

Basement – North Wing



Key Plan 1: Renwick Courthouse Basement Key Plan

Basement (Room 001)



Figure 3.39, Historic Courthouse, Basement, Room 001, general view looking south. Note the deterioration of the concrete at the ceiling.

Ceiling:

The ceiling is of concrete. The paint is deteriorated and chipping in many locations throughout.

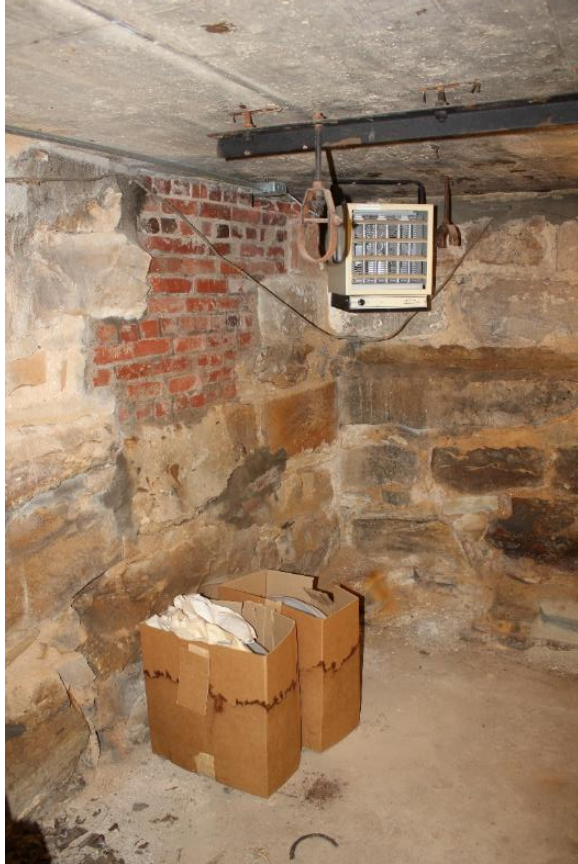


Figure 3.40, Historic Courthouse, Basement, Room 001, view of mixed wall materials including rubble stone and exposed brick.



Figure 3.41, Historic Courthouse, Basement, Room 001, view of mortar loss at rubble stone wall.



Walls:

The walls are generally coursed or random rubble with some areas of exposed brick. There is exposed brick at the vestibule beneath the bulkhead at the north wall. A squared concrete pillar is located toward the center of the room. The walls exhibit areas of uneven or missing mortar throughout, in addition to areas that are heavily soiled.

Windows:

None.

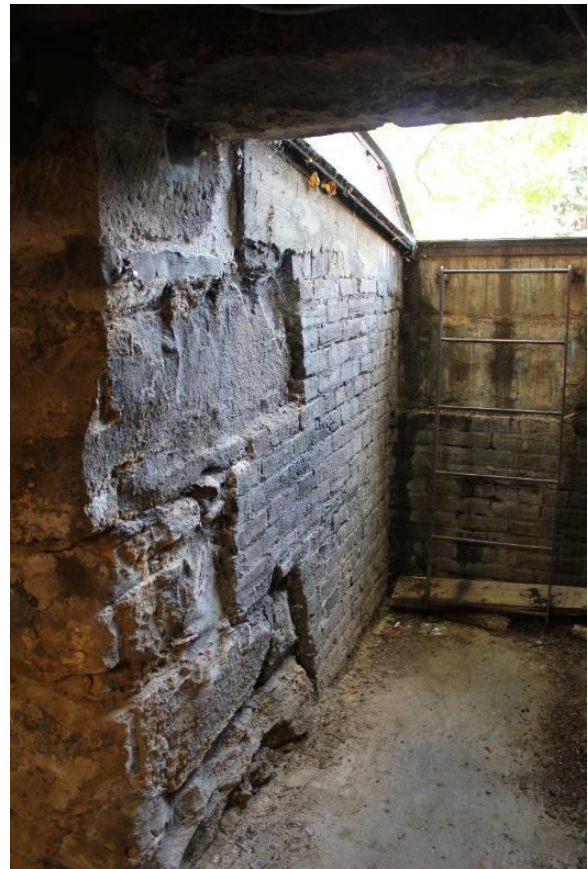


Figure 3.42, Historic Courthouse, Basement, Room 001, view of vestibule at north wall and underside of bulkhead door. Also note the transition from rubble stone walls to brick.

Doors:

A metal bulkhead door at the north wall serves as the only access to the basement; it

exhibits heavy rusting. There are no other doors in the basement.

Floors:

The floors are of poured concrete. They are soiled with dirt and leaves.

Mantelpiece/Casework:

None.

Lighting:

Lighting consists of fluorescent bulbs, some of which are enclosed by metal cages.

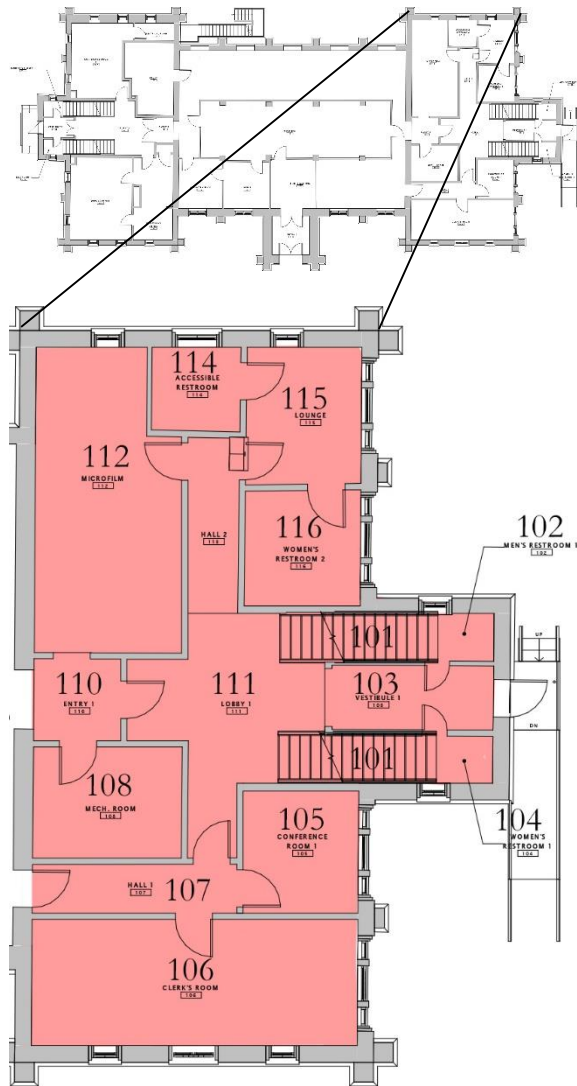
Plumbing:

Pipes at ceiling, most of which run north-south. Sump pump at northwest corner of room.

Heating/Cooling:

Air ducts running north-south.

First Floor – South Wing



Key Plan 2: Renwick Courthouse Key Plan 1st Floor, South Wing

First Floor, Stairway (Room 101)

Ceiling:

The ceiling is of plaster.

Walls:

The walls are of plaster.

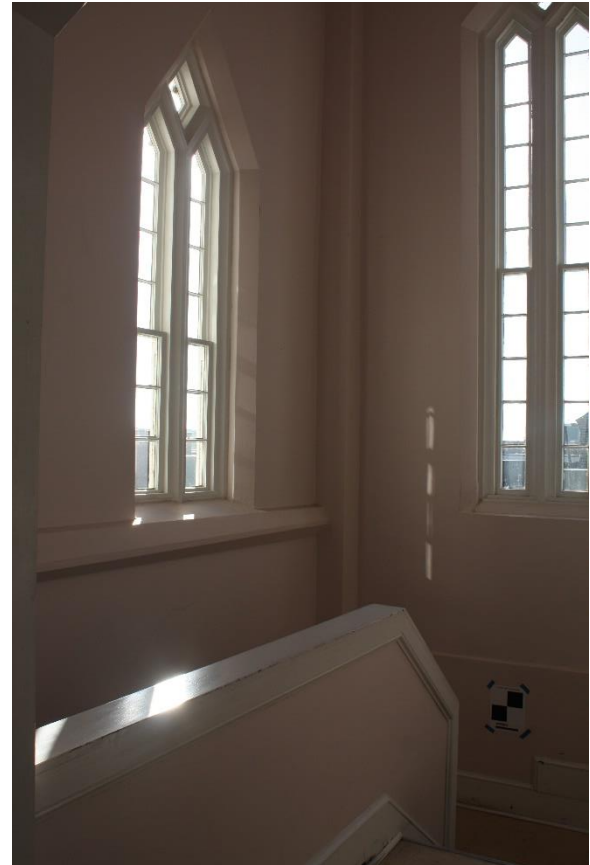


Figure 3.43, Historic Courthouse, Stair Landing, Room 101, view of windows, railing, and plaster walls.

Windows:

At the landing there are four windows. At the south wall, there is a pair of narrow wood windows, each with pointed heads, two narrow, six-over-five hung sash, and a top diamond-shaped light. These windows are set in beveled wall openings. There is an identical window at both the east and west walls, although these windows are shorter with

narrow, four-over-three lights and are set in deeper openings.



Figure 3.44, Historic Courthouse, Stair Landing, Room 101, view of small door under stair.

Doors:

A storage area under the west flight of stairs is accessed by a small bead board door with flat wood trim, two butt hinges, and a small rim lock.

Floors:

The floor at the landing is of square vinyl composition tile.



Figure 3.45, Historic Courthouse, First Floor, Room 101, view of east flight of stairs from intermediate landing.



Figure 3.46, Historic Courthouse, First Floor, Room 101, overall view of stairway.



Figure 3.47, Historic Courthouse, First Floor, Room 101, view of paint loss at stairway stringer.

Mantelpiece/ Casework:

The staircase consists of two partially-enclosed side flights with an intermediate landing, and a short center flight leading from the landing to the second floor. The staircase surrounds a vestibule (Room 103). It is constructed of painted wood, has rubber grips at the treads, a wood stringer, and rounded wood handrail along each wall. The short flight is enclosed by low walls capped with wood. The open part of each flight at the first story has a wood balustrade with rounded handrail, squared balusters, and turned newel posts. The stair exhibits paint loss throughout, and some of the rubber grips have areas of loss. The east balustrade is missing a baluster. The handrails exhibit evidence of wear.

Lighting:
None.

Plumbing:
None.

Heating/Cooling:
None.

First Floor, Men's Restroom (Room 102)

Ceiling:
The ceiling is plaster and is sloped at the south end of the room.

Walls:
The walls are finished with ceramic tile with plaster above.

Windows:
The east wall contains one wood six-over-four, hung window with a pointed head and privacy glass at the bottom sash. There is some stray paint at the panes. It has narrow, flat wood trim and is set in an opening with flared reveals. The sloping ceiling partially covers the head.

Doors:
A paneled wood door leads from the Vestibule (Room 103) to Room 102. The door has one tall panel over two short panels, a metal door closer, and three butt hinges. Hardware at the Room 102 side consists of a metal push plate, a rim lock, a twist lock, and a coat hook. At the reverse there is a metal pull handle.



Figure 3.48, Historic Courthouse, First Floor, Room 102, view of window with privacy glass and stray paint at the panes.

Floors:
The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/Casework:
None.

Lighting:
There is a single globe at the ceiling.

Plumbing:
A wall-mounted ceramic sink and urinal are located at the east wall, and there is a toilet and wood stall at the south end of the room. The toilet is unused and covered with a garbage bag.

Other:

A metal, wall-mounted soap dispenser is located above the sink.

First Floor, Vestibule 1 (Room 103)



Figure 3.49, Historic Courthouse, First Floor, Room 103, general view of room.

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The walls are of plaster and have a wide, flat wood base with a shoe mold. There are areas of efflorescence near the base of the walls at either side of the door.

Windows:

None.

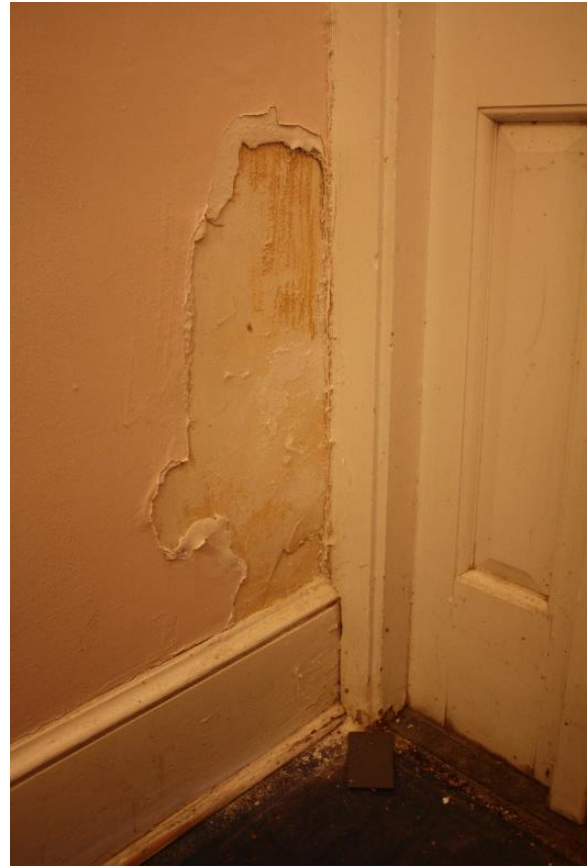


Figure 3.50, Historic Courthouse, First Floor, Room 102, view of efflorescence at the plaster walls near the exterior door.

Doors:

The wood exterior door has an arched top panel over a rectangular panel, a wood surround with lancet-shaped panels, and metal hardware including a door closer, push bar, and kick plate.



Figure 3.51, Historic Courthouse, First Floor, Room 103, view broken and missing floor tiles.

Floors:

The floor is square vinyl composition tile. There is a strip of broken or missing tiles near the door threshold, likely due to water infiltration.

Mantelpiece/ Casework:

None.

Lighting:

There are two ceiling globes.

Plumbing:

None.

Heating/ Cooling:

A ceiling vent is located between the two light fixtures.

First Floor, Women's Restroom 1 (Room 104)



Figure 3.52, Historic Courthouse, First Floor, Room 104, general view of the room.

Ceiling:

The ceiling is plaster and is sloped at the south end of the room.

Walls:

The walls are finished with ceramic tile with plaster above. There is a tile-finished ledge at the west wall that is continuous with the window sill.

Windows:

The west wall contains one wood six-over-four, hung window with a pointed head and privacy glass at the bottom sash. It has narrow, flat wood trim and is set in a deep

opening with flared reveals and tile at the sill. The sloping ceiling partially covers the head. There is some stray paint at the panes.

Doors:

A paneled wood door leads from the Vestibule (Room 103) to Room 104. The door has one tall panel over two short panels, a metal door closer, and three butt hinges. Hardware at the Room 102 side consists of a metal push plate, a rim lock, a twist lock, and a coat hook. At the reverse there is a metal pull handle.

Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/ Casework:

None.

Lighting:

There is a single globe at the ceiling.

Plumbing:

A wall-mounted ceramic sink is located at the east wall, and there is a toilet and wood stall at the south end of the room.

Other:

There is a wall-mounted mirror at the north wall and a wall-mounted paper towel dispenser at the west wall.

First Floor, Conference Room 1 (Room 105)



Figure 3.53, Historic Courthouse, First Floor, Room 105, view of high plaster ceiling and suspended acoustical tile ceiling.

Ceiling:

The ceiling is covered with suspended acoustical tile. The plaster ceiling above is visible adjacent to the window; this ceiling has a small crack.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board; all walls have a vinyl base.



Figure 3.54, Historic Courthouse, First Floor, Room 105, view of arched window.

Windows:

The south wall contains a wide, arched wood window with a central nine-over-six hung sash flanked by fixed, ten-light sashes with wood paneling at the lower third of the arched opening. This opening was previously a garage door for fire equipment.

Doors:

There is a hollow-core wood door between Rooms 105 and 107. It has brass-tone hardware including a door closer, lever handle, and three butt hinges, and flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are two fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are several ceiling vents.

First Floor, Clerk's Room (Room 106)



Figure 3.55, Historic Courthouse, First Floor, Room 106, general view of room.

Ceiling:

The ceiling is covered with suspended acoustical tile. The plaster ceiling above is visible adjacent to the windows at the west wall.

Walls:

The east wall is of gypsum board and the remaining walls are of plaster; all walls have a wide, flat wood base with a cove mold and shoe mold. There is a plaster ledge at the west wall at window sill height that continues to the south wall.



Figure 3.56, Historic Courthouse, First Floor, Room 106, view of window at the west wall with paint at the top panes.

Windows:

The west wall contains three wood windows with pointed heads. Each window has narrow wood trim with a slight cove molding and is set in a deep opening with flared reveals and black paint at the upper lights. The center window consists of two narrow, three-over-two hung sash with pointed heads and a diamond-shaped light above. To either side of this window is a six-over-four hung sash. At the south wall there is a wide, arched wood window identical to that found in Room 105; this opening was also formerly a garage door for fire trucks.

Doors:

There is a hollow-core wood door between Rooms 106 and 107. It has brass-tone hardware including a door closer, knob, and three butt hinges, and flat wood trim.

Floors:

The floor is square vinyl composition tile.



Figure 3.57, Historic Courthouse, First Floor, Room 106, view of built-in bookshelf at the north wall.

Mantelpiece/ Casework:

A built-in bookshelf is located at the north wall.

Lighting:

There are four fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/ Cooling:

There are four ceiling vents.

First Floor, Hall 1 (Room 107)



Figure 3.58, Historic Courthouse, First Floor, Room 107, general view looking south. Note the typical hollow-core wood doors, and typical finishes including gypsum board walls with simple wood base, vinyl composition tile floor, and suspended acoustical tile ceiling.

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The north wall is of plaster and the remaining walls are of gypsum board. All walls have a wide, flat wood base with a top cove mold and a shoe mold.

Windows:

None.



Doors:

There is a single door at each wall. All doors are hollow-core wood doors with brass-tone hardware and flat wood trim.

Floors:

The floor is of square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There are two fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/ Cooling:

There is a single ceiling vent.

First Floor, Mechanical Room (Room 108)



Figure 3.59, Historic Courthouse, First Floor, Room 108, general view.

Ceiling:

The ceiling is unfinished drywall.

Walls:

The walls are unfinished drywall. Rough holes are cut in the wall near the ceiling to accommodate pipes.

Windows:

None.



Figure 3.60, Historic Courthouse, First Floor, Room 108, view of holes cut in drywall for pipes.

Doors:

At the east wall, there is a hollow-core wood door with brass-tone hardware including a door closer, knob, and three butt hinges. It has flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are fluorescent light strips enclosed by a metal cage at the ceiling.

Plumbing:

A hot water heater is located at the west wall across from the door. There are exposed pipes throughout the room.

Heating/Cooling:

An air duct is visible at the ceiling.

Other:

Electrical and computer equipment is located in this room.

First Floor, Lift (Room 109)

The elevator shaft is present, though the elevator is broken.

First Floor, Entry 1 (Room 110)

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The north wall is of plaster and the remaining walls are of gypsum board. All walls have a flat wood base with shoe mold and top cove mold.

Windows:

None.

Doors:

Centered at the east and south walls are hollow-core wood doors with brass-tone hardware and flat wood trim; the west and north walls have open doorways with flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There is a single globe at the ceiling.

Plumbing:

None.

Heating/ Cooling:

None.

First Floor, Lobby 1 (Room 111)



Figure 3.61, Historic Courthouse, First Floor, Room 111, general view of the east end of the room. Note the typical finishes.

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The walls are of gypsum board and have a flat wood base with shoe mold and top cove mold.

Windows:

None.

Doors:

At either end of the east-west hallway and at the north end of the room leading to Room 110 is a hollow-core wood door with brass-

tone hardware and flat wood trim. The door at the east end of the hall has a brushed metal lever handle with keypad lock.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are three ceiling globes at the hallway.

Plumbing:

None.

Heating/Cooling:

There are two vents at the hall ceiling.

Other:

An electrical panel is located at the north wall near the east door.

First Floor, Microfilm (Room 112)



Figure 3.62, Historic Courthouse, First Floor, Room 112, general view looking east; note the stored furniture.

Ceiling:

The ceiling is suspended acoustical tile, some of which exhibit moisture staining.

Walls:

The north and east walls are of plaster and the south and west walls are of gypsum board. All walls have a vinyl base.

Windows:

A single wood six-over-four, hung window with pointed head is located at the east wall. It is set in a deep opening with flared reveals. A ledge built into the wall forms the sill.



Figure 3.63, Historic Courthouse, First Floor, Room 112, view of moisture staining at the ceiling toward the center of the room.

Doors:

At the south wall, there is a hollow-core wood door with flat wood trim and brass-tone hardware including a knob, three butt hinges, and a door closer. At the west wall is a door opening with flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are several fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

Other:

A great deal of spare furniture is stored in the room.

First Floor, Hall 2 (Room 113)

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The walls are of gypsum board and have a vinyl base.

Windows:

None.

Doors:

At both the north and south walls are hollow-core wood doors with brass-tone hardware and flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is one fluorescent panel at the ceiling.

Plumbing:

None.

Heating/Cooling:

None.

First Floor, Accessible Restroom (Room 114)



Figure 3.64, Historic Courthouse, First Floor, Room 114, general view looking north.

Ceiling:

There is a suspended acoustical tile ceiling at the west end of the room and a higher plaster ceiling adjacent to the window.

Walls:

The east wall is of plaster and the remaining walls are of gypsum board; all walls have a vinyl base. There is a built-in ledge at the east wall.



Figure 3.65, Historic Courthouse, First Floor, Room 114, view of window; the bottom panes are painted over.

Windows:

At the east wall, there is a wood, nine-over-six, hung window with a pointed head. It is set in a deep opening with flared reveals. A ledge built into the wall forms the sill. The glass at the bottom sash has been painted.

Doors:

At the south wall is a hollow-core wood door with brass-tone hardware and flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There is a single globe at the ceiling and a wall-mounted fluorescent light strip above the sink.

Plumbing:

A toilet and wall-mounted ceramic sink are located at the north wall.

Heating/Cooling:

There is one vent at the ceiling and another near the floor at the south wall.

Other:

There are grab bars behind and adjacent to the toilet. At the north wall are a mirror above the sink and wall-mounted paper towel and soap dispensers adjacent to the mirror.

First Floor, Lounge (Room 115)



Figure 3.66, Historic Courthouse, First Floor, Room 115, general view looking east. Note the plaster damage toward the base of the wall and missing sections of the vinyl base.

Ceiling:

The ceiling is covered with suspended acoustical tile. The plaster ceiling is visible at the perimeter of the room.



Figure 3.67, Historic Courthouse, First Floor, Room 115, view of damaged plaster and missing base at the east wall.



Figure 3.68, Historic Courthouse, First Floor, Room 115, view of hole in east plaster wall.

Walls:

The east and south walls are of plaster and the north and west walls are of gypsum board. All walls have a vinyl base. There is a built-in ledge at the east wall. The east wall is heavily damaged along the base, and there are missing sections of the base in this area. A large hole is located underneath the east window.

Windows:

At the south wall there is a wide, arched wood window with a central nine-over-six hung sash flanked by fixed, ten-light sashes with wood paneling at the lower third of the arched opening. This opening was previously a garage door for fire equipment. A single wood, six-over-four hung window with pointed head is

located at the east wall. It is set in a deep opening with flared reveals. A ledge built into the wall forms the sill.

Doors:

There are two doors at the north wall and one at the west wall. All are hollow-core wood doors with brass-tone hardware and flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

Fluorescent light panels.

Plumbing:

None.

Heating/ Cooling:

There is a vent at the suspended ceiling.

First Floor, Women's Restroom 2 (Room 116)



Figure 3.69, Historic Courthouse, First Floor, Room 116, general view looking west.



Figure 3.70, Historic Courthouse, First Floor, Room 116, view of the ceiling; note the displaced ceiling tile.

Ceiling:

The ceiling is covered in suspended acoustical tile. The higher plaster ceiling is visible adjacent to the south wall. One of the ceiling tiles above the stalls is displaced and falling down.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board; all walls have a vinyl base. There is a built-in ledge adjacent to the window at the south wall.

Windows:

At the south wall there is a wide, arched wood window with a central nine-over-six hung sash flanked by fixed, ten-light sashes with wood paneling at the lower third of the arched opening. This opening was previously a garage door for fire equipment.

Doors:

The east wall contains a hollow-core wood door with brass-tone hardware including three butt hinges, a door closer, and a push plate.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There is a single fluorescent light panel at the ceiling and a wall-mounted fluorescent light strip above the sink.



Figure 3.71, Historic Courthouse, First Floor, Room 116, view of the sink.

Plumbing:

There are two toilets and stalls along the north wall. A wall-mounted countertop with ceramic sink is located at the east end of the north wall.

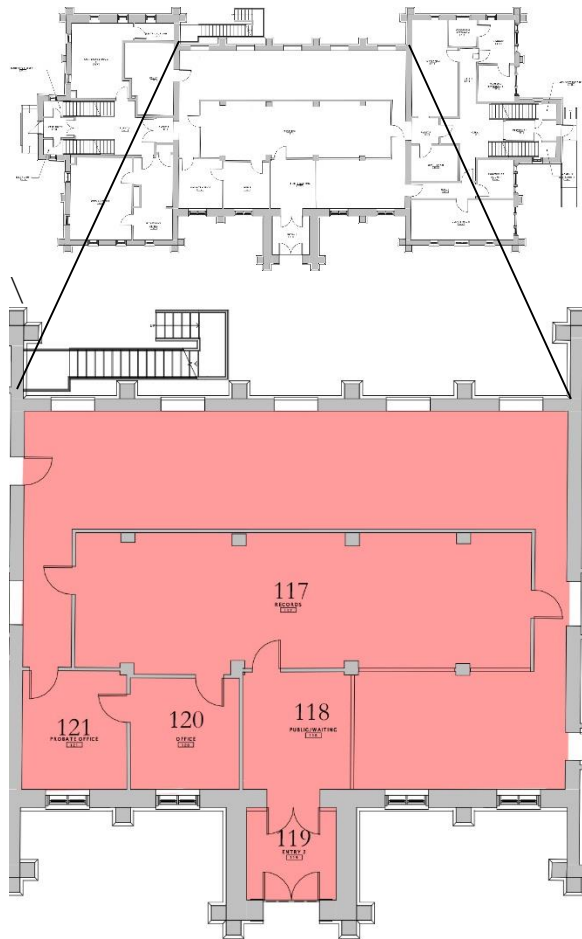
Heating/ Cooling:

There is a vent at the suspended ceiling.

Other:

Paper towel and soap dispensers are mounted on the east wall next to the sink and there is a mirror above the sink.

1st Floor – Central Portion



Key Plan 3: Renwick Courthouse Key Plan 1st Floor, Central Portion

First Floor, Records (Room 117)



Figure 3.72, Historic Courthouse, First Floor, Room 117, view looking west along the east wall; note the stored furniture.

Ceiling:

The ceiling has two layers: the upper ceiling is of acoustical plaster applied to a ca. 1948 concrete slab, and the lower ceiling is of suspended acoustical tile. Some of the tiles exhibit moisture staining.

Walls:

The exterior walls are plaster and the interior partitions are gypsum board. At the center of the room, eight squared columns and partition walls form a rectangle that runs north-south across most of the width of the room. There is a built-in ledge at the east wall. All walls have a wide, flat wood base with shoe mold and top cove mold. There are many electrical conduits running along the outer walls.



Figure 3.73, Historic Courthouse, First Floor, Room 117, view looking east along the south wall.

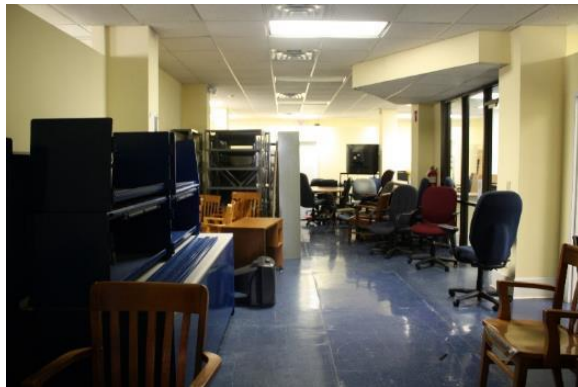


Figure 3.74, Historic Courthouse, First Floor, Room 117, looking south along the west wall.



Figure 3.75, Historic Courthouse, First Floor, Room 117, view looking toward the southwest corner of the room; note the low dividing wall.

Windows:

The lower portions of the five, two-story, pointed-head windows are visible at the east wall. The visible sections of each window include two four-over-four sash, each of which has a molded wood sill and frame. At the south end of the west wall, the lower portions of two two-story, pointed-head windows are visible. The visible section of each window is of metal and has two, eight-over-eight hung sash set in a deep opening with flared reveals, a wood sill, and a narrow, molded wood apron.

Doors:

Doors are typically plain, hollow-core wood doors with brass-tone hardware and flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

Numerous fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

Other:

A great deal of spare furniture and office supplies are stored in the room.

First Floor, Public/Waiting (Room 118)



Figure 3.76, Historic Courthouse, First Floor, Room 118, view looking southeast. Note the storefront windows and counter for receiving visitors.

Ceiling:

The ceiling has two layers: the upper ceiling is of acoustical plaster applied to a ca. 1948 concrete slab, and the lower ceiling is of suspended acoustical tile.



Figure 3.77, Historic Courthouse, First Floor, Room 118, view looking east at the storefront windows; note the missing door at left.



Figure 3.78, Historic Courthouse, First Floor, Room 118, view of typical wood base with shoe mold and top cove mold.

Walls:

The west wall is of plaster and the remaining walls are of gypsum board. All walls except for the east wall have a wide, flat wood base with shoe mold and top cove mold. The east wall is a storefront window and the south wall is a low partition wall with storefront windows at the west half, formerly used for receiving visitors in the waiting area. A countertop runs along the low wall.

Windows:

There are floor-to-ceiling storefront windows at the east wall and half-height storefront windows above the countertop at the west half of the south wall.

Doors:

At the west wall, paneled wood double doors lead to the main entry (Room 119). Each leaf has one tall, one-light rectangular window over two horizontal panels. Hardware consists of three butt hinges and a door closer at each leaf and a push plate with deadbolt at the south leaf. The doors are set in a deep opening with narrow, molded wood trim. There is a doorway at the east storefront windows that is now missing a door.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

Three fluorescent light panels.

Plumbing:

None.

Heating/ Cooling:

There are several vents at the ceiling.

First Floor, Entry 2 (Room 119)



Figure 3.79, Historic Courthouse, First Floor, Room 119, view of attic access hatch at ceiling.

Ceiling:

There is a high plaster ceiling and an attic access hatch is located adjacent to the north wall.

Walls:

The walls are of plaster and have a wide, flat wood base with shoe mold and top cove mold. There is paint loss at the shoe mold. The lower half of the north and south walls project to form a ledge at about the height of the windows' meeting rails. Each window sill is built into the ledge.

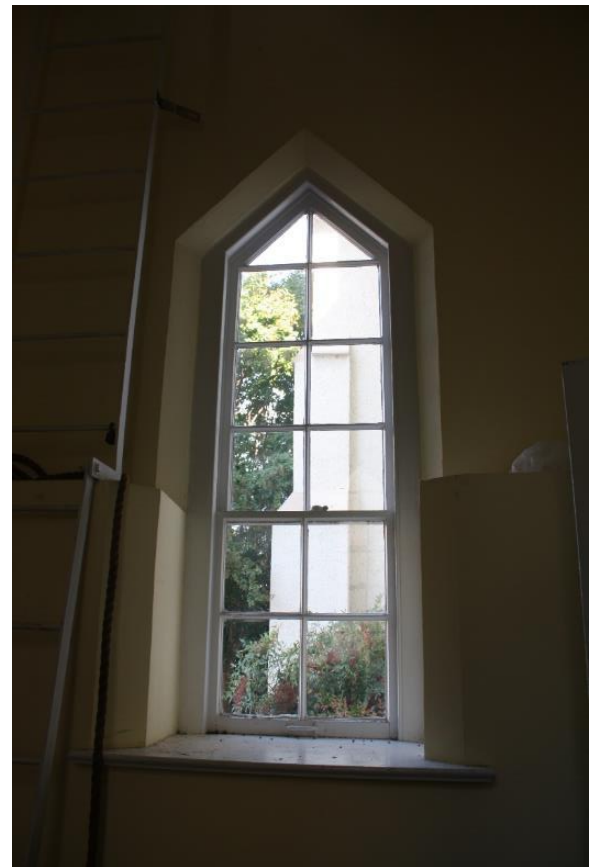


Figure 3.80, Historic Courthouse, First Floor, Room 119, view of window at north wall. Note the built-in ledges and flared reveals at the window.

Windows:

There is a single wood window with pointed head at both the north and south walls. Each is a six-over-four hung sash with two triangle-

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shaped lights at the head and flat wood trim with an inner bead, set in a deep opening with flared reveals and a wood sill.



Figure 3.81, Historic Courthouse, First Floor, Room 119, view of main entry doors at west wall.



Figure 3.82, Historic Courthouse, First Floor, Room 119, detail view of vertical cracks at base of doors.



Figure 3.83, Historic Courthouse, First Floor, Room 119, view of one of paneled wood doors at the east wall.

Doors:

The double entry doors at the west wall are contained within a pointed-arch, flat wood surround. The doors are flat, painted wood with molded wood bases. There are large vertical cracks toward the base of each door. Hardware consists of a pull handle with thumb latch, a key lock and deadbolt, an extension bolt, and three butt hinges at each leaf.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

One light fixture at the ceiling that is missing its globe.

Plumbing:

None.

Heating/Cooling:

Two small, narrow, rectangular vents along the base of the north and south walls.

First Floor, Office (Room 120)



Figure 3.84, Historic Courthouse, First Floor, Room 120, general view looking east. Note that the partition wall that does not meet the ceiling.

Ceiling:

The ceiling has two layers: the upper ceiling is of acoustical plaster applied to a ca. 1948 concrete slab, and the lower ceiling is of suspended acoustical tile.

Walls:

The exterior (west) wall is plaster and the interior partitions are gypsum board. The east wall does not meet the ceiling. All walls have a wide, flat wood base with shoe mold and top cove mold.

Windows:

At the west wall, the lower portion of a two-story, pointed-head window is visible. The visible section of the window is of metal and has two, eight-over-eight hung sash set in a

deep opening with flared reveals, a wood sill, and a narrow, molded wood apron.



Figure 3.85, Historic Courthouse, First Floor, Room 120, view of paint loss at the base of the north door.

Doors:

The east and north walls contain hollow-core wood doors with flat wood trim and brass-tone hardware. The north door has significant paint loss at the base.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.



First Floor, Probate Office (Room 121)



Figure 3.86, Historic Courthouse, First Floor, Room 121, general view looking west.

Ceiling:

The ceiling has two layers: the upper ceiling is of acoustical plaster applied to a ca. 1948 concrete slab, and the lower ceiling is of suspended acoustical tile.

Walls:

The west and north walls are plaster and the interior partitions are gypsum board. All walls have a wide, flat wood base with shoe mold and top cove mold.

Windows:

At the west wall, the lower portion of a two-story, pointed-head window is visible. The visible section of the window is of metal with two, eight-over-eight hung sash set in a deep opening with flared reveals, a wood sill, and a narrow, molded wood apron.

Doors:

The east and south walls contain hollow-core wood doors with flat wood trim and brass-tone hardware.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.



Lighting:

Fluorescent light panels.

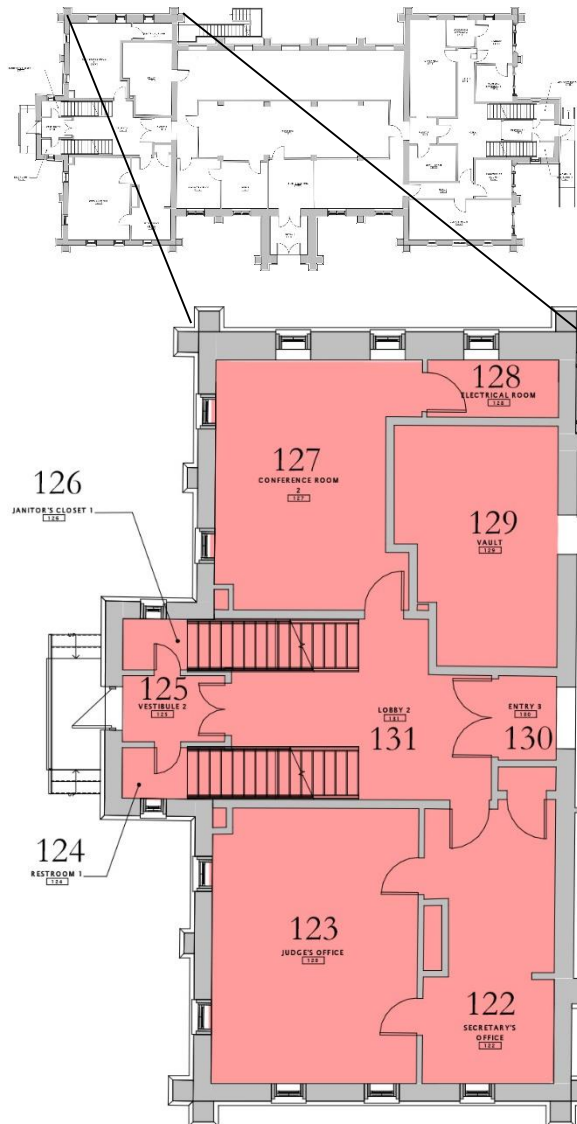
Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.

1st Floor - North Wing



Key Plan 4: Renwick Courthouse Key Plan 1st Floor, North Wing

First Floor, Secretary's Office (Room 122)



Figure 3.87, Historic Courthouse, First Floor, Room 122, general view looking west. Note the built-in shelves at the south wall, carpeted floor, and the higher level of detail including molded chair rail and base.

Ceiling:

The ceiling is covered in suspended acoustical tile, some of which are slightly displaced. The higher plaster ceiling is visible along the west wall.

Walls:

The walls are of plaster and have a molded wood chair rail and base board. There is a large, squared projection toward the center of the north wall and a narrow projection to either side of the built-in bookcase at the south wall. Just above the chair rail, there is a built-in ledge at the west wall and the west end of the south wall.



Figure 3.88, Historic Courthouse, First Floor, Room 122, view of a typical six-over-four, wood, hung window with pointed head.

Windows:

A single wood six-over-four, hung window with pointed head is located at the west wall. It is set in a deep opening with flared reveals and has a wood sill with a narrow, molded wood apron.

Doors:

The east wall contains two hollow-core wood doors with brass-tone hardware and molded wood trim. The north wall contains two 1940s paneled wood doors. Each has one tall vertical panel over two horizontal panels and molded wood trim. Hardware consists of three butt hinges and a brass knob with rectangular brass escutcheon.



Floors:

The floor is finished with carpet.

Mantelpiece/Casework:

There is a built-in shelf toward the middle of the south wall.

Lighting:

Six fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.



Figure 3.89, Historic Courthouse, First Floor, Room 122, view inside the closet at the east wall.

Other:

A shallow closet with the same finishes as the main room is located at the south end of the east wall.

First Floor, Judge's Office (Room 123)



Figure 3.90, Historic Courthouse, First Floor, Room 123, general view looking northwest. Note the carpeted floor and the higher level of detail including molded chair rail and base.



Figure 3.91, Historic Courthouse, First Floor, Room 123, general view looking southeast. Note the built-in shelving at the east wall.

Ceiling:

The ceiling is covered in suspended acoustical tile. The higher plaster ceiling is visible along the west and north walls.



Figure 3.92, Historic Courthouse, First Floor, Room 123, view of plaster damage underneath the apron of the west window of the north wall.



Figure 3.93, Historic Courthouse, First Floor, Room 123, view of plaster damage underneath the west window of the north wall.

Walls:

The walls are of plaster and have a molded wood chair rail and baseboard. There are small, squared projections to either side of the built-in bookshelf at the east wall. Just above the chair rail, there is a built-in ledge at the north and west walls. Underneath the west window at the north wall, there is some plaster damage, including a small area between the apron and chair rail and a large area under the chair rail.

Windows:

All windows are wood with pointed heads, set in deep openings with flared reveals, and have wood sills with narrow, molded wood aprons.

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The two windows at the north wall and the northernmost window of the west wall are all six-over-four hung windows. The south window of the west wall contains two narrow, three-over-two hung sash with pointed heads and a top, diamond-shaped light.



Figure 3.94, Historic Courthouse, First Floor, Room 123, view of one of the 1940s paneled wood doors.

Doors:

At the south wall, there are two 1940s paneled wood doors. Each has one tall vertical panel over two horizontal panels and molded wood trim. Hardware consists of three butt hinges and a brass knob with rectangular brass escutcheon.

Floors:

The floor is finished with carpet.



Mantelpiece/Casework:

There is a built-in bookshelf at the east wall.

Lighting:

Six fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.

First Floor, Restroom 1 (Room 124)

Ceiling:

The ceiling is of plaster and slopes down at the south end of the room.



Figure 3.95, Historic Courthouse, First Floor, Room 124, view of damage to the plaster and paint at the north wall near the northeast corner of the room.

Walls:

The walls are finished with ceramic tile with plaster above. There is a built-in ledge above the sink at the north wall. At the north wall in the northeast corner of the room, there is a significant area of paint and plaster damage and the paint is peeling.



Figure 3.96, Historic Courthouse, First Floor, Room 124, view of the privacy glass at the lower sash of the window.

Windows:

There is a single wood three over-two, hung lancet-shaped window with privacy glass at the west wall. It is set in a deep opening with flared reveals.

Doors:

The east wall contains a paneled wood door with molded wood trim.



Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/ Casework:

None.

Lighting:

There is a single globe at the ceiling.



Figure 3.97, Historic Courthouse, First Floor, Room 124, view of pedestal sink at north wall. Also note ceramic tile finishes at the wall and floor.

Plumbing:

A ceramic pedestal sink is located at the north end of the room and there is a toilet and stall at the south end of the room.

Heating/ Cooling:

There is a vent at the east wall north of the door.

Other:

A wall-mounted mirror and soap dispenser are located above the sink at the north wall.

First Floor, Vestibule 2 (Room 125)



Figure 3.98, Historic Courthouse, First Floor, Room 125, general view of the room looking south. Note the paneled wood double doors.

Ceiling:

A suspended acoustical tile ceiling slopes up slightly near the north wall.

Walls:

The walls are of plaster.

Windows:

None.

Doors:

A wood exterior door with a pointed-arch upper panel and rectangular lower panel is located at the north wall. It has a push bar, three butt hinges, a door closer, and a molded wood surround with a five-light transom.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a single globe at the ceiling.

Plumbing:

None.

Heating/Cooling:

There is a vent at the ceiling.

First Floor, Janitor's Closet 1 (Room 126)



Figure 3.99, Historic Courthouse, First Floor, Room 126, general view.

Ceiling:

The ceiling is of plaster and slopes down at the south end of the room.

Walls:

The north and east walls are finished with ceramic tile with plaster above. The south and west walls are plaster. There is a hole in the plaster of the south wall just above the mop sink and the walls are scratched in this location.

Windows:

There is a single wood three over-two, hung lancet-shaped window with privacy glass at

the east wall. It is set in a deep opening with flared reveals.

Doors:

The west wall contains a paneled wood door with molded wood trim.

Floors:

The floor is finished with small, square ceramic tiles and is heavily soiled. A stone threshold at the door is cracked in two places.

Mantelpiece/Casework:

None.

Lighting:

There is a single globe at the ceiling.



Figure 3.100, Historic Courthouse, First Floor, Room 126, view of mop sink. Note heavy soiling and rusting at sink, heavily soiled floor, and hole at the plaster wall.

Plumbing:

A floor-mounted mop sink is located in the southwest corner of the room. It is heavily soiled and rusted.

Other:

A shelf is mounted on the south wall.

First Floor, Conference Room 2 (Room 127)



Figure 3.101, Historic Courthouse, First Floor, Room 127, general view looking northeast.

Ceiling:

The ceiling is covered in suspended acoustical tile. The higher plaster ceiling is visible along the east and north walls.

Walls:

The walls are of plaster. This room lacks the molded wood baseboard found throughout many of the first floor rooms and consists of a vinyl base trim. There is a built-in ledge along the east and north walls at the level of the window sills. The reveal of the easternmost window at the north wall has is an area of significant plaster damage and efflorescence.



Figure 3.102, Historic Courthouse, First Floor, Room 127, view of plaster damage and efflorescence at the reveal of the easternmost window at the north wall.

Windows:

All windows are wood six-over-four, hung windows with pointed heads set in deep openings with flared reveals, wood sills, and narrow, molded wood aprons.

Doors:

There are two hollow-core wood doors with flat wood trim, one at the south wall leading to Room 128 and another at the west wall leading to Room 131.

Floors:

The floor is square vinyl composition tile.



Figure 3.103, Historic Courthouse, First Floor, Room 127, view of built-in bookshelf at west wall.

Mantelpiece/Casework:

There is a built-in bookcase at the west wall.

Lighting:

There are four fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

First Floor, Electrical Room (Room 128)



Figure 3.104, Historic Courthouse, First Floor, Room 128, general view of room looking south. Note the built-in ledge at the walls.

Ceiling:

The ceiling is plaster.



Figure 3.105, Historic Courthouse, First Floor, Room 128, detail view of plaster damage and efflorescence at east wall.



Figure 3.106, Historic Courthouse, First Floor, Room 128, detail view of vertical cracks in plaster near southwest corner of room.

Walls:

The walls are of plaster. “This room lacks the molded wood baseboard found throughout many of the first floor rooms and consists of a vinyl base trim. A built-in ledge runs along the east and south walls. Along the base of the east and south walls, there is significant plaster damage and efflorescence. There are several long, vertical cracks at the south wall near the southwest corner.

Windows:

A wood six-over-four, hung window with pointed head is located at the east wall. It is set in a deep opening with flared reveals.

Doors:

The north wall contains a hollow-core wood door with flat wood trim.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

None.

Plumbing:

None.

Other:

An electrical panel and conduits are located at the west wall.

First Floor, Vault (Room 129)



Figure 3.107, Historic Courthouse, First Floor, Room 129, general view of room looking west.

Ceiling:

The ceiling is of plaster.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board. All walls have a vinyl base.

Windows:

None.

Doors:

The south wall leading to Room 117 contains a hollow core wood door with brass-tone hardware.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

Three fluorescent light panels.

Plumbing:

None.

Heating/ Cooling:

There are vents at the ceiling.

First Floor, Entry 3 (Room 130)

Ceiling:

The ceiling is suspended acoustical tile.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board. All walls have a wide, flat wood base with shoe mold and top cove mold.

Windows:

None.



Figure 3.108, Historic Courthouse, First Floor, Room 130, view looking north at hollow-core double doors.

Doors:

The north wall contains a pair of hollow-core wood doors with flat wood trim and brass-tone hardware, including door closers, push bars, butt hinges, and extension bolts. There is a wide doorway with flat wood trim at the south wall.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There is a single globe at the ceiling.

Plumbing:

None.

Heating/ Cooling:

None.

First Floor, Lobby 2 (Room 131)



Figure 3.109, Historic Courthouse, First Floor, Room 131, general view of room looking south from between flights of stairs.



Figure 3.110, Historic Courthouse, First Floor, Room 131, general view of southwest corner of room at entry to Room 122.

Ceiling:

There is a suspended acoustical tile ceiling.

Walls:

East and south walls are of gypsum board and the remaining walls are of plaster. The baseboard consists of a wooden molded trim.

Windows:

None.

Doors:

There is a pair of hollow-core wood doors at the south wall, a single hollow-core wood door at both the east and west walls, and a pair of paneled wood doors at the north wall leading to Room 125. The paneled doors each have a top horizontal panel, a six-light center window, and a bottom vertical panel as well as three butt hinges, brass pull handles and door closers.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There are four globes at the ceiling.

Plumbing:

None.

Heating/ Cooling:

There are several vents at the ceiling.

First Floor, Stairway 2 (Room 132)



Figure 3.111, Historic Courthouse, First Floor, Room 132 (Stairway 2), general view of the staircase.

Ceiling:

The ceiling is of plaster.

Walls:

The walls are of plaster and have a wood base with shoe and cap molds. There are several areas of paint failure due to moisture, including one significant area between the windows at the north wall.

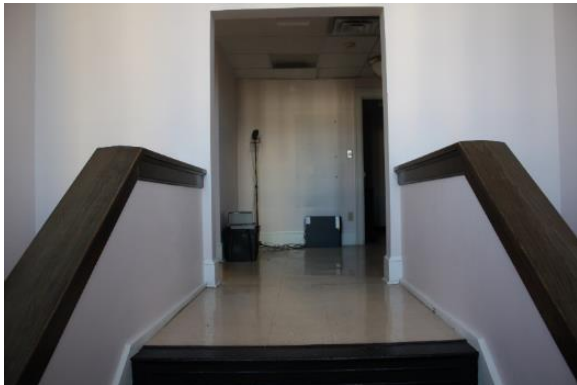


Figure 3.112, Historic Courthouse, Room 132 (Stairway 2), general view from the intermediate landing to the second floor.



Figure 3.113, Historic Courthouse, First Floor, Room 132 (Stairway 2), view of paint failure due to moisture between the windows at the north wall.



Figure 3.114, Historic Courthouse, First Floor, Room 132 (Stairway 2), view of paint failure due to moisture at the reveal of the window at the east wall.



Figure 3.115, Historic Courthouse, First Floor, Room 132 (Stairway 2), view of windows at north wall of stair landing. Note the truncated heads of the windows.

Windows:

At the stair landing are two tall, narrow wood windows, each with two tall, six-over-five lancet-shaped hung sash. Each window has flat, narrow wood trim including a simple apron. The head of each window is truncated by the ceiling. There is minor damage at both wood frames.

Doors:

None.

Floors:

The floor at the landing is of square vinyl composition tile.

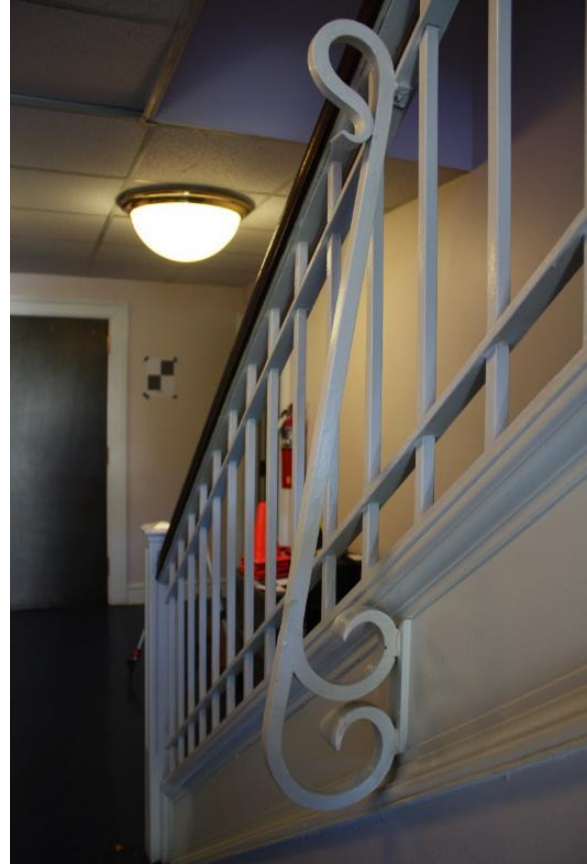


Figure 3.116, Historic Courthouse, First Floor, Room 132 (Stairway 2), detail view of one of the scrolled metal brackets.

Mantelpiece/Casework:

The staircase consists of two open side flights with an intermediate landing and a short, center flight from the landing to the second floor. The staircase surrounds the north end of Room 131. It is constructed of painted metal with rubber treads, and has a flat metal stringer and rounded wood handrail along the inner walls near the landing. The short flight is enclosed by low walls capped with wood. The open part of each flight at the first story has a metal balustrade with rounded wood handrail, squared balusters, and squared newel posts. Scroll-shaped metal brackets are located about halfway up each first-story flight; each extends vertically from the stringer at the outer wall nearly to the handrail.

Lighting:

There are three globes at the ceiling.

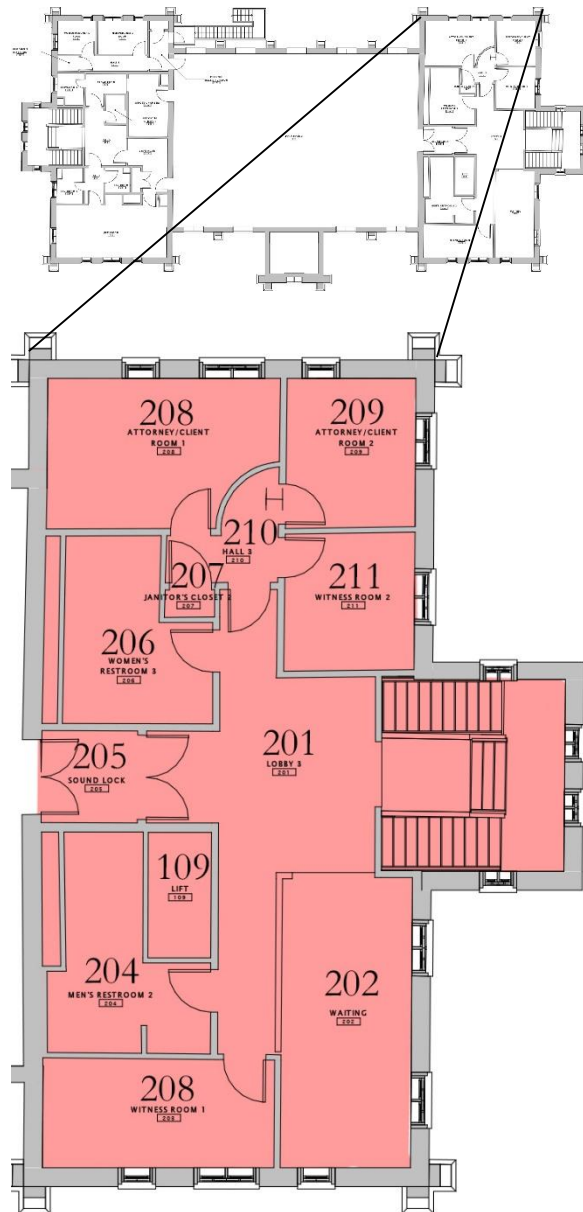
Plumbing:

None.

Heating/ Cooling:

There are several vents at the ceiling.

Second Floor – South Wing



Key Plan 5: Renwick Courthouse Key Plan 2nd Floor, South Wing

Second Floor, Lobby 3 (Room 201)



Figure 3.117, Historic Courthouse, Second Floor, Room 201, general view looking southeast.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The walls are of gypsum board and have a wide, flat wood base with shoe mold and top cove mold. The east wall near the stair hall has a long, horizontal scratch. The walls and base are generally scuffed and soiled. There is a low wall dividing the west end of the hallway from Room 202, capped with wood.

Windows:

None.



Figure 3.118, Historic Courthouse, Second Floor, Room 201, view of doorway leading to Stairway 1 (Room 101).



Figure 3.119, Historic Courthouse, Second Floor, Room 201, view of typical hollow-core doors at north wall.

Doors:

All doors are hollow-core wood with flat wood trim and brass-tone hardware. At either end of the east-west hallway, there is a hollow-core wood door at the north wall and a single door at both the west and east ends of the hallway. Leading from Room 201 to Room 205 is a set of double doors. Each leaf has a door closer, push bar, and extension bolt at the Room 205 side.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.



Lighting:

There are globes and fluorescent light panels at the ceiling.

Plumbing:

A water fountain is located at the north wall between the two doors at the west end.

Heating/Cooling:

There are several vents at the ceiling.

Second Floor, Waiting (Room 202)



Figure 3.120, Historic Courthouse, Second Floor, Room 202, general view looking southwest. Note the low dividing north wall.



Figure 3.121, Historic Courthouse, Second Floor, Room 202, general view looking northeast.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in

some locations, and the lower ceiling is of suspended acoustical tile.



Figure 3.122, Historic Courthouse, Second Floor, Room 202, detail view of wood braces, window hood molds, and shallow ledge at south wall.

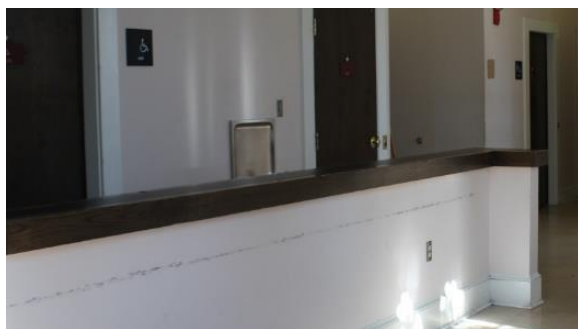


Figure 3.123, Historic Courthouse, Second Floor, Room 202, detail view of horizontal scuff marks at north low wall.

Walls:

The south and west walls are of plaster and the east and north walls are of gypsum board. There are three painted wood braces at the intersection of the south wall and the ceiling. The easternmost brace is embedded into the east wall. These braces are the lower parts of the scissor trusses in the attic above, which were covered by the second-floor ceiling sometime in the past century, possibly as a fireproofing measure. Additional braces are seen in other second-floor rooms at the south wing. A shallow ledge capped with wood is built into all walls except the north wall. The east end of the north wall is a low wall capped with wood. Both this wall and the north wall have long, horizontal scuff marks several feet above the ground. All walls have a wide, flat wood base with shoe mold and top cove mold.



Figure 3.124, Historic Courthouse, Second Floor, Room 202, detail view of west window, hood mold, and brace from scissor truss (at left).



Figure 3.125, Historic Courthouse, Second Floor, Room 202, view of wood deterioration and cracking at a window frame.

Windows:

All windows are wood windows with pointed heads set in deep openings with flared reveals and wood sills. Each is capped with a pointed, cast plaster hood mold with a decorative pendant at each end. The window at the west wall is the lower part of a large, wood window with pointed head and a single, twelve-over-ten hung sash. The top two lights are obscured by a triangular panel at the head and the hood mold is truncated at the apex. The two windows at the south wall are the same. Each has two narrow, lancet-shaped, eight-over-six hung sash with a pointed head. In between each sash is a diamond-shaped, four-light pane. Some of the window frames in the room exhibit heavy deterioration and cracking.

Doors:

None.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are vents at the suspended ceiling.

Second Floor, Witness Room 1 (Room 203)



Figure 3.126, Historic Courthouse, Second Floor, Room 203, general view looking north.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The north and west walls are of plaster and the east and south walls are of gypsum board; all walls have a vinyl base. A shallow ledge capped with wood is built into the west and north walls. There is a vertical crack in the plaster at the north wall near the northeast corner of the room.



Figure 3.127, Historic Courthouse, Second Floor, Room 203, detail view of crack at the north wall.



Figure 3.128, Historic Courthouse, Second Floor, Room 203, view of southernmost window at west wall. Note that this is a multistory window truncated by the second-floor ceiling.



Figure 3.129, Historic Courthouse, Second Floor, Room 203, view of northernmost window at west wall; note the heavily-soiled sill and separation between the reveal and frame.

Windows:

There are two windows at the south wall, each set in deep openings with flared reveals, pointed heads, and cast plaster hood molds with decorative pendants at each end. The southernmost window at the west wall is the lower part of a large, wood window with pointed head and two narrow, lancet-shaped, fourteen-over-twelve light hung sashes. The hood mold is truncated by the ceiling. The other window is the lower part of a large, wood window with pointed head and a single, twelve-over-ten hung sash. The top two lights are obscured by a triangular panel at the head. Both of the window sills are heavily soiled and the frames are separating slightly from the reveals.

Doors:

There is a single, hollow-core wood door with flat wood trim and brass-tone hardware at the south end of the east wall.

Floors:

The floor is of square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are three fluorescent panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

Second Floor, Men's Restroom (Room 204)



Figure 3.130, Historic Courthouse, Second Floor, Room 204, general view looking northwest.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.



Figure 3.131, Historic Courthouse, Second Floor, Room 204, view of damage to south wall under urinal.

Walls:

The walls are of gypsum board, except for the west end of the north wall, which is of plaster. All walls have a ceramic tile base. There is an area of damage near the base of the wall under the urinal.

Windows:

None.

Doors:

A hollow-core wood door is located at the south wall.

Floors:

The floors are finished with small, square ceramic tiles.

Mantelpiece/Casework:

None.

Lighting:

There are two fluorescent panels at the ceiling and a fluorescent light strip above the sinks.

Plumbing:

There is a urinal at the south wall and a toilet at the east wall, each within a stall. There are grab bars behind and adjacent to the toilet. A wall-mounted countertop with two ceramic sinks is located at the north end of the west wall.

Heating/Cooling:

There is one vent at the ceiling and another adjacent to the door at the south wall.

Other:

There are two mirrors above the sinks and wall-mounted paper towel and soap dispensers at the north wall.

Second Floor, Sound Lock (Room 205)

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The north wall is of plaster and the remaining walls are of gypsum board. All walls have a flat wood base with a shoe mold and cove mold.

Windows:

None.



Figure 3.132, Historic Courthouse, Second Floor, Room 205, view of twentieth-century paneled wood doors leading to the Courtroom (Room 212).

Doors:

There is a pair of hollow-core wood doors with flat wood trim at the south wall and a pair of twentieth-century paneled wood doors with molded wood trim at the north wall. Each leaf of the north doors has two tall panels over four short panels. The top panels each have an imprint with a foiled head.

Floors:

The floor is of vinyl composition tile.

Mantelpiece/ Casework:

None.



Lighting:

There is a half-globe at both the east and west walls.

Plumbing:

None.

**Second Floor, Women's Restroom 3
(Room 206)**



Figure 3.133, Historic Courthouse, Second Floor, Room 206, general view of room looking south.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The walls are of gypsum board and have a ceramic tile base. There is a small area of scuffing at the south end of the east wall.

Windows:

None.

Doors:

A hollow-core wood door is located at the south wall.

Floors:

The floors are finished with small, square ceramic tiles.

Mantelpiece/Casework:

None.



Figure 3.134, Historic Courthouse, Second Floor, Room 206, view of ceiling and lights above sink at the west wall; note the missing light cover at left.

Lighting:

There is a fluorescent panel at the ceiling and two fluorescent light strips above the mirror. One of the strips is missing its cover.

Plumbing:

There are two toilets and stalls at the east wall. There are grab bars behind and adjacent to the north toilet. A wall-mounted countertop with two ceramic sinks is located at the west wall.

Heating/Cooling:

There is a vent at the ceiling and another at the south wall adjacent to the door.

Other:

Wall-mounted paper towel and soap dispensers are located between the two sinks, with another paper towel dispenser at the north wall. Three mirrors are located above the sinks.

Second Floor, Janitor's Closet 2 (Room 207)



Figure 3.135, Historic Courthouse, Second Floor, Room 207, general view of room.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The walls are of gypsum board, with ceramic tile partway up above the mop sink at the west and north walls.

Windows:

None.

Doors:

A hollow-core wood door with brass-tone hardware and flat wood trim is located at the east wall.

Floors:

The floor is of square vinyl composition tile and is heavily soiled, particularly adjacent to the mop sink.

Mantelpiece/Casework:

None.

Lighting:

There is a single globe at the ceiling.



Figure 3.136, Historic Courthouse, Second Floor, Room 207, view of mop sink. Note heavy soiling and rust at both sink and tile and soiled floor.

Plumbing:

A floor-mounted mop sink is located at the north end of the closet. The sink is heavily soiled and rusted.

Heating/Cooling:

There is a vent at the ceiling.

Other:

A rusted metal shelf is mounted on the west wall above the mop sink.

Second Floor, Attorney/Client Room 1 (Room 208)



Figure 3.137, Historic Courthouse, Second Floor, Room 208, general view looking south.

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The east and north walls are of plaster and the remaining walls are of gypsum board. All walls have a vinyl base. There is a painted wood brace from the attic scissor truss above embedded into the east wall near the northeast corner. A shallow ledge capped with wood is built into the north and east walls. There is a curved projection at the southwest corner of the room. A vertical crack extends from the ledge to the ceiling at the west wall in the northwest corner of the room.

Windows:

There are two windows at the east wall, each set in deep openings with flared reveals, pointed heads, and cast plaster hood molds with decorative pendants at each end. The hood molds are truncated by the ceiling. The southernmost window at the east wall is the lower part of a large, wood window with pointed head and two narrow, lancet-shaped,

fourteen-over-twelve light hung sashes. There are wood cutouts at the window to imitate smaller, pointed-head sashes. The other window is the lower part of a large, wood window with pointed head and a single, twelve-over-ten hung sash. The plaster window reveals exhibit water damage.



Figure 3.138, Historic Courthouse, Second Floor, Room 208, view of crack at northwest corner of the room.

Doors:

There is a hollow-core wood door located at the west wall adjacent to the curved wall.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.



Figure 3.139, Historic Courthouse, Second Floor, Room 208, view of plaster damage at one of the window reveals.



Figure 3.140, Historic Courthouse, Second Floor, Room 208, view of plaster damage at one of the window reveals.

Lighting:

There are four fluorescent light panels at the ceiling.

Plumbing:
None.

Heating/Cooling:
There are several vents at the ceiling.

Second Floor, Attorney/Client Room 2 (Room 209)



Figure 3.141, Historic Courthouse, Second Floor, Room 209, general view looking south.

Ceiling:
The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:
The east and south walls are of plaster and the north and west walls are of gypsum board; all walls have a vinyl base. A shallow ledge



capped with wood is built into the south and east walls. There are two painted wood braces from the attic scissor truss above. These are located at the intersection of the south wall and the ceiling; one is embedded into the east wall and the other into the west wall. The west brace is separating slightly from the south wall. There is a long, horizontal scuff mark underneath the window at the south wall.



Figure 3.142, Historic Courthouse, Second Floor, Room 209, detail view of hood at south window.

Windows:
There is one wood window at the south wall and another at the east wall, each set in deep openings with flared reveals, pointed heads, and cast plaster hood molds with decorative pendants at each end. The south window is shorter and contains two narrow, lancet-shaped, eight-over-six sash and a top, diamond-shaped pane. The east window is the lower part of a large, wood window with pointed head and a single, twelve-over-ten hung sash.

Doors:
There is a hollow-core wood door at the west end of the north wall.

Floors:
The floor is of square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

Two fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

Second Floor, Hall 3 (Room 210)

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.

Walls:

The walls are of gypsum board and have a vinyl base. The east wall is curved.

Windows:

None.

Doors:

All doors are hollow-core wood. There are two at the south wall, one at the east wall, and two at the west wall.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a globe at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.



Second Floor, Witness Room 2 (Room 211)

Ceiling:

The ceiling has two layers: the upper ceiling is of plaster board with painted planks visible in some locations, and the lower ceiling is of suspended acoustical tile.



Figure 3.143, Historic Courthouse, Second Floor, Room 211, view of west brace separating from the wall.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board; all walls have a vinyl base. A shallow ledge capped with wood is built into the south wall and continues over a small part of the west wall. There is a painted wood brace from the attic scissor truss above; it is embedded into the

west wall at the intersection of the south wall and the ceiling. The brace is separating slightly from the south wall.



Figure 3.144, Historic Courthouse, Second Floor, Room 211, view of missing pendant at window hood mold.

Windows:

There is one wood window with a pointed head at the south wall, containing two narrow, lancet-shaped, eight-over-six sash and a top, diamond-shaped light with four panes. The window has a pointed, cast plaster hood mold and is set in a deep opening with flared reveals and a wood sill. One of the decorative pendants at the hood mold is missing.

Doors:

A hollow-core wood door is located at the east end of the north wall.



Figure 3.145, Historic Courthouse, Second Floor, Room 209, view of soiling and scuffing at floor.

Floors:

The floor is square vinyl composition tile, heavily scuffed and soiled.

Mantelpiece/Casework:

None.

Lighting:

Two fluorescent light panels.

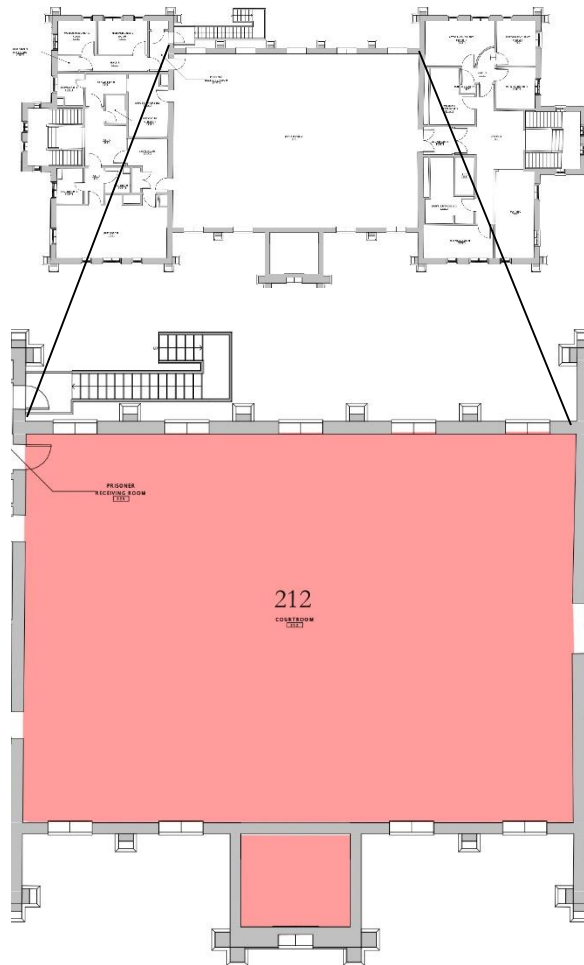
Plumbing:

None.

Heating/Cooling:

There are two vents at the suspended ceiling.

Second Floor – Central Portion



Key Plan 6: Renwick Courthouse Key Plan 2nd Floor, Central Portion

Second Floor, Courtroom (Room 212)



Figure 3.146, Historic Courthouse, Second Floor, Room 212, general view looking southwest.



Figure 3.147, Historic Courthouse, Second Floor, Room 212, general view looking north.



Figure 3.148, Historic Courthouse, Second Floor, Room 212, view of the Gothic Revival-style hammer beam trusses and acoustic paneling at the ceiling.

Ceiling:

The vaulted plaster ceiling has exposed wood purlins running north-south and is covered with modern acoustic panels, some of which exhibit moisture staining. Along the length of the ceiling are six evenly-spaced, Gothic Revival-style wood hammer beam trusses. Each has a two collar braces forming a pointed arch and two arched hammer braces. There are pendants between the collar braces and hammer braces and pendant posts at either end of each truss.



Figure 3.149, Historic Courthouse, Second Floor, Room 212, view of a pendant descending from one of the trusses.



Figure 3.150, Historic Courthouse, Second Floor, Room 212, view of moisture staining at the acoustic paneling.



Figure 3.151, Historic Courthouse, Second Floor, Room 212, view of scratches above a vent at the north wall.



Figure 3.152, Historic Courthouse, Second Floor, Room 212, view of cracks at the crown molding in the southeast corner of the room.



Figure 3.153, Historic Courthouse, Second Floor, Room 212, view of dust from masonry wall adjacent to a pendant post in the northwest corner of the room; this is evidence of efflorescence.

Walls:

The walls are of plaster lightly scored in a pattern imitating ashlar masonry, with a narrow wood base and cap mold and a plaster crown molding. There is a molded wood chair rail at the north end of the room beyond the bar (the low wall that divides the audience area from the remainder of the courtroom). The south wall is finished with rectangular acoustic panels with a wood border in a stepped pattern nearly to the ceiling. At the north wall, there are scratches at the wall above the vent between the two easternmost doors. At the southeast corner of the room, there are cracks at the crown molding and streaks of moisture at the wall below. At a pendant post between the two northernmost windows of the west wall a reddish dust has accumulated, evidence of efflorescence from the interior masonry wall.

Windows:

There are five wood windows at the east wall and four at the west wall, all of which are the same style. These windows are all the top sections of two-story windows. Each is set in a deep opening with flared reveals, pointed head, and cast plaster hood mold with decorative pendants at each end. Each window has two, six-over-four hung sash with

pointed heads and a top diamond-shaped pane, a wood sill, and interior louvered shutters at the lower half.

Doors:

There are two hollow-core wood doors at the north wall, one leading to Room 213 and another leading to Room 225. Centered at the south wall is a pair of paneled wood doors with a molded wood surround. Each leaf of the double doors has two tall panels over four short panels. The top panels each have an imprint with a foiled head.



Figure 3.154, Historic Courthouse, Second Floor, Room 212, view of a typical window.

Floors:

The floor is square vinyl composition tile south of the low dividing wall and carpeted to

the north. There are stains at the carpet near the judge's bench.



Figure 3.155, Historic Courthouse, Second Floor, Room 212, view of a decorative pendant at a plaster hood mold above a window.



Figure 3.156, Historic Courthouse, Second Floor, Room 212, view of stains at the carpet adjacent to the judge's bench.

Mantelpiece/ Casework:

None.

Lighting:

Along the roof ridge are five ceiling fans with suspended Gothic Revival-style electric lanterns. There are an additional ten modern pendant lights, five to either side of the ceiling fans.

Plumbing:

None.

Heating/ Cooling:

There are several vents at the north and south walls.



Figure 3.157, Historic Courthouse, Second Floor, Room 212, view of the judge's bench and court clerk's desk at the north end of the room.

Other:

A carpeted dais contains the paneled wood judge's bench, which features decorative imprinted panels with foiled heads. In front of the judge's bench is the court clerk's desk, also wood with a simple incised design of vertical and horizontal lines. The witness chair is mounted on the dais west of the judge's bench. The jury box is located along the west wall adjacent to the northernmost pair of windows. It consists of two carpeted

steps with six wood chairs mounted on each step, and is enclosed by a low, paneled wood wall slightly higher than the bar. The bar is also of paneled wood and has a pair of swinging doors at the center, which are heavily worn and scratched. The bar terminates at either end with a decorative wood bracket attached to a pendant post at the wall. The audience section at the north end of the room contains eleven rows of wood benches.



Figure 3.158, Historic Courthouse, Second Floor, Room 212, view of the jury box.

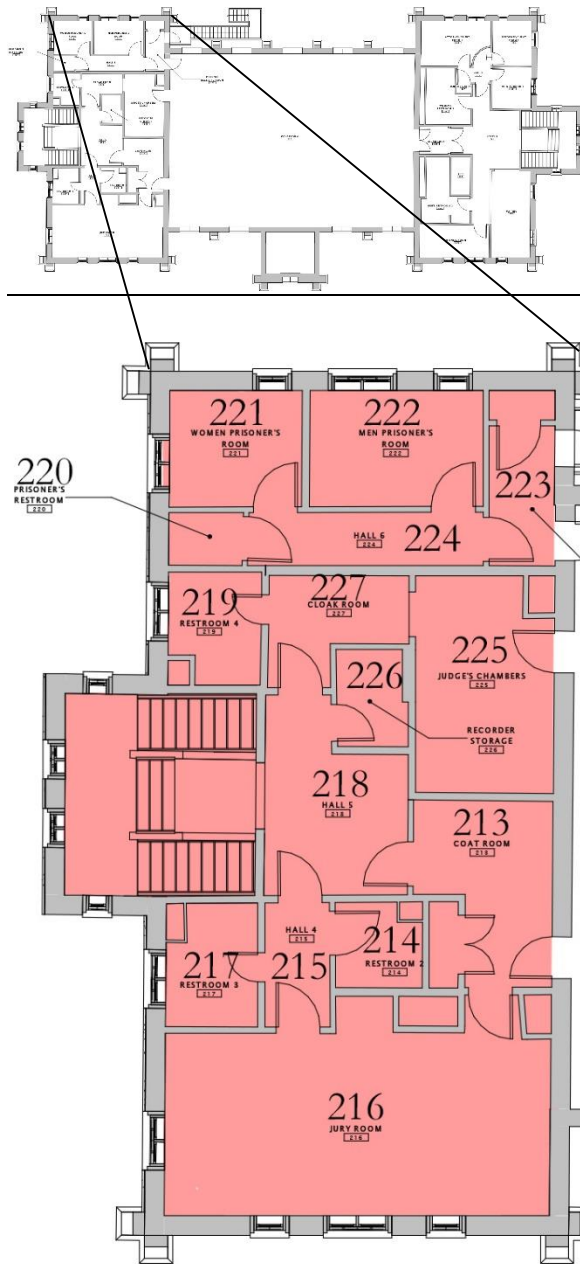


Figure 3.159, Historic Courthouse, Second Floor, Room 212, view of the swinging doors at the bar. Note the heavy wear and scratching where the doors meet.



Figure 3.160, Historic Courthouse, Second Floor, Room 212, view of one of the decorative wood brackets at one end of the bar.

Second Floor – North Wing



Key Plan 7: Renwick Courthouse Key Plan 2nd Floor, North Wing

Second Floor, Coat Room (Room 213)



Figure 3.161, Historic Courthouse, Second Floor, Room 213, general view looking east.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board. All walls have a vinyl base.

Windows:

None.



Figure 3.162, Historic Courthouse, Second Floor, Room 213, view of hollow-core doors at west end of hall.

Doors:

All doors are hollow-core wood, with one at the north, south, and west walls and a set of double doors leading to a closet at the northwest corner of the room.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There are three globes at the ceiling.

Plumbing:

None.

Heating/ Cooling:

None.

Other:

A closet with the same finishes as the main room and a wall-mounted shelf is located in the northwest corner of the room.

Second Floor, Restroom 2 (Room 214)



Figure 3.163, Historic Courthouse, Second Floor, Room 214, general view.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are of gypsum board and have a ceramic base.

Windows:

None.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/ Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

A toilet and wall-mounted ceramic sink are located at the west wall.

Heating/ Cooling:

There is a vent at the north wall near the floor.

Other:

A mirror is located above the sink and wall-mounted soap and paper towel dispensers are located at the west and north walls, respectively.

Second Floor, Hall 4 (Room 215)



Figure 3.164, Historic Courthouse, Second Floor, Room 215, general view.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are of gypsum board and have a flat wood base with a top cove mold.

Windows:

None.

Doors:

All doors are hollow-core wood, with one at each wall.

Floors:

The floor is carpeted.

Mantelpiece/ Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

None.

Heating/ Cooling:

None.

Second Floor, Jury Room (Room 216)



Figure 3.165, Historic Courthouse, Second Floor, Room 216, general view looking northwest.



Figure 3.166, Historic Courthouse, Second Floor, Room 216, general view looking southeast.

Ceiling:

The ceiling is covered in suspended acoustical tile. The plaster ceiling above is visible adjacent to the west wall.



Figure 3.167, Historic Courthouse, Second Floor, Room 216, view of crack at head of window at north wall.



Figure 3.168, Historic Courthouse, Second Floor, Room 216, view of efflorescence below center window at west wall.

Walls:

The walls are of plaster, except for the east wall, which is of gypsum board. All walls have a flat wood base with a top cove mold. There is a small crack at the head of the window of the north wall and a large area of efflorescence below the center window of the west wall.

Windows:

All windows are wood in deep openings with flared reveals, pointed heads, wood sills, and molded wood aprons. The three windows at the west wall are the lower parts of windows that extend to the attic level. These are truncated by the pointed wall openings. The center window has two, fourteen-over-twelve light hung sashes and the flanking windows are twelve-over-ten hung sash. These are truncated above the meeting rails. The north flanking window has plaster damage at its reveal due to efflorescence, and the center window has a heavily soiled sill with many dead insects. At the head of each of these windows, there is plywood between the sash and the area above the opening. Trees are located too close to the building and their branches hit these windows when the wind blows. There is one window at the north wall, which has two narrow, lancet-shaped, eight-over-six hung sash with a pointed head. In

between each sash is a diamond-shaped, four-light pane.



Figure 3.169, Historic Courthouse, Second Floor, Room 216, view of window at north wall.



Figure 3.170, Historic Courthouse, Second Floor, Room 216, view of plaster damage due to efflorescence at the northernmost window of the west wall.



Figure 3.171, Historic Courthouse, Second Floor, Room 216, view of plywood between window and opening at head of center window at west wall.



Figure 3.172, Historic Courthouse, Second Floor, Room 216, view of dead insects at sill of center window of west wall.

Doors:

There are two doors at the east wall, both of which are hollow-core wood.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

There are several fluorescent light panels at the ceiling.

Plumbing:

There is a sink at the kitchenette at the east wall.

Heating/Cooling:

There are several vents at the ceiling.

Other:

A small kitchenette is located in an alcove at the east wall. It has a countertop with cabinets and a sink with wall-mounted cabinets above.

Second Floor, Restroom 3 (Room 217)



Figure 3.173, Historic Courthouse, Second Floor, Room 217, general view.

Ceiling:

The ceiling is covered in suspended acoustical tile. The plaster ceiling above is visible adjacent to the north wall.



Figure 3.174, Historic Courthouse, Second Floor, Room 217, view of crack in plaster at head of window.

Walls:

The walls are finished with ceramic tile halfway up. Above the tile, the north wall is of plaster and the remaining walls are of gypsum board. There is a crack in the plaster above the window.



Figure 3.175, Historic Courthouse, Second Floor, Room 217, view of paint loss and damage at the wood window frame.

Windows:

There is one wood window at the north wall, which is set in a deep opening with flared reveals and a pointed head. It has two narrow, lancet-shaped, eight-over-six hung sash with pointed heads and privacy glass. In between each sash is a diamond-shaped, four-light pane. The base of the wood frame exhibits a minor area of damage and paint loss.

Doors:

There is a hollow-core wood door at the south wall.

Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/ Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

A toilet and stall are located at the east end of the room, and there is a pedestal sink in the northwest corner of the room.

Heating/ Cooling:

There is a vent at the ceiling.

Other:

A mirror is located above the sink and there are wall-mounted soap and paper towel dispensers at the west wall.

Second Floor, Hall 5 (Room 218)

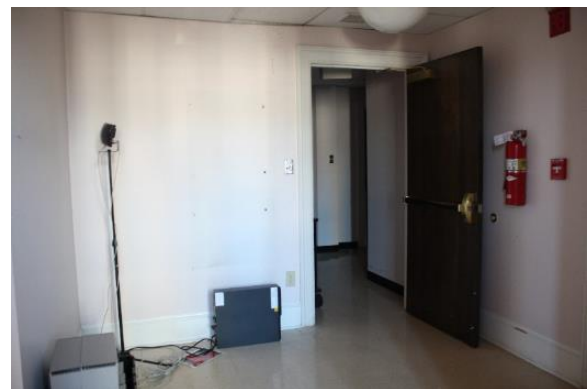


Figure 3.176, Historic Courthouse, Second Floor, Room 218, general view looking south.



Figure 3.177, Historic Courthouse, Second Floor, Room 218, general view looking east.

Ceiling:

There is a suspended acoustical tile ceiling.

Walls:

The walls are gypsum board and have a wood base with shoe mold and cove mold.

Windows:

None.

Doors:

All doors are hollow-core wood doors.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.



Lighting:

There are three globes at the ceiling.

Plumbing:

None.

Heating/Cooling:

There are several vents at the ceiling.

Second Floor, Restroom 4 (Room 219)



Figure 3.178, Historic Courthouse, Second Floor, Room 219, general view.

Ceiling:

The ceiling is covered in suspended acoustical tile. The plaster ceiling above is visible at the north wall.

Walls:

The walls are finished with ceramic tile halfway up. Above the tile, the north wall is of plaster and the remaining walls are of gypsum board.



Figure 3.179, Historic Courthouse, Second Floor, Room 219, view of water damage at head of window.

Windows:

There is one wood window with a pointed head at the north wall containing two narrow, lancet-shaped, eight-over-six sash and a top, diamond-shaped light with four panes. The window has privacy glass and is set in a deep opening with flared reveals.

Doors:

There is a hollow-core wood door at the south wall.

Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/ Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

There is a toilet at the east wall of the projection in the northwest corner of the

room. A ceramic pedestal sink is located at the east wall.

Heating/ Cooling:

There is a vent at the south wall.

Other:

A mirror and paper towel and soap dispensers are located above the sink at the west wall.

Second Floor, Prisoners' Restroom (Room 220)



Figure 3.180, Historic Courthouse, Second Floor, Room 220, general view.

Ceiling:

The ceiling is suspended acoustical tile covered by a metal grate.

Walls:

The walls are of plaster and have a vinyl base.

Windows:

None.

Doors:

There is a metal door with thin metal trim and brass-tone hardware at the south wall.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a single light at the ceiling.

Plumbing:

A stainless steel toilet is located at the north wall.

Heating/Cooling:

None.

**Second Floor, Female Prisoners' Room
(Room 221)**



Figure 3.181, Historic Courthouse, Second Floor, Room 221, general view looking southeast. Note the area of plaster damage under the window.

Ceiling:

The ceiling is covered in suspended acoustical tile. The plaster ceiling above is visible at the north and east walls. The entire ceiling is covered by a metal grate just below the level of the suspended ceiling.



Figure 3.182, Historic Courthouse, Second Floor, Room 221, general view looking northeast.



Figure 3.183, Historic Courthouse, Second Floor, Room 221, view of plaster damage due to efflorescence underneath the east window.

Walls:

The north and east walls are of plaster and the south and west walls are of gypsum board. Except for the floor, the entire room is

covered by metal grates, including windows and light fixtures. There is a significant area of plaster damage due to efflorescence underneath the east window. No baseboard is present.

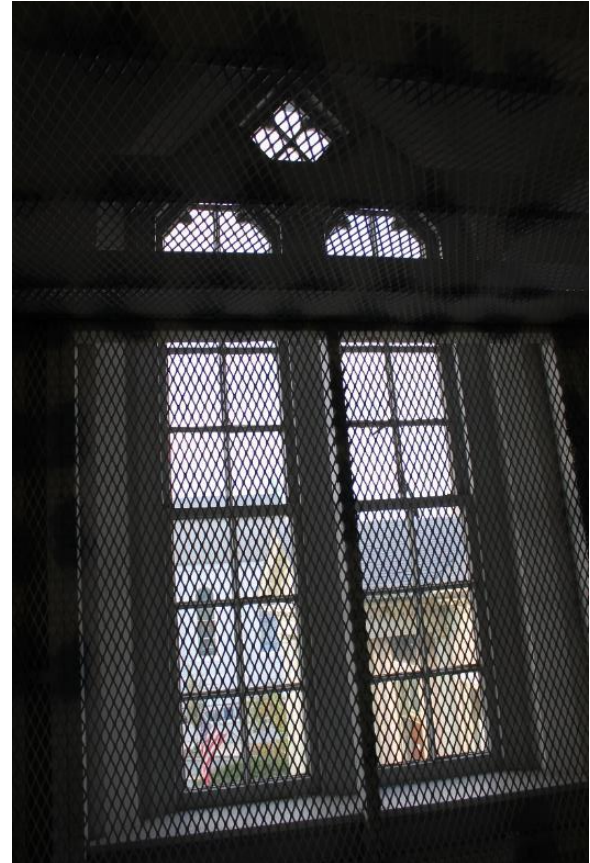


Figure 3.184, Historic Courthouse, Second Floor, Room 221, view of the north window.

Windows:

At the north wall is a wood window with a pointed head containing two narrow, lancet-shaped, eight-over-six sash and a top, diamond-shaped light with four panes. This window exhibits paint failure at the muntins. At the east wall, the lower part of a wood, lancet-shaped, multistory window with pointed head and twelve-over-ten hung sash is visible. It is truncated at the head by the plaster ceiling. Both windows are set in deep openings with flared reveals.

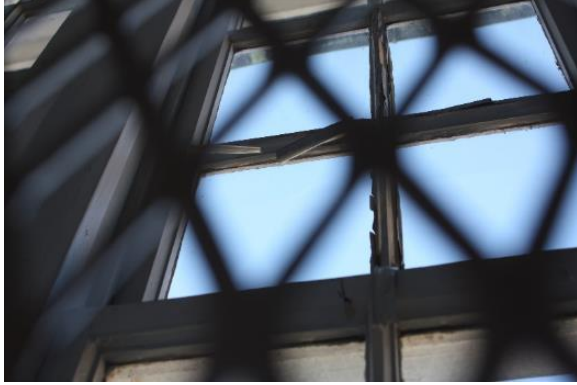


Figure 3.185, Historic Courthouse, Second Floor, Room 221, view of paint failure at the muntins of the north window.

The door has narrow metal trim and brass-tone hardware including three butt hinges, knob, and rim lock.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a fluorescent light strip mounted at the top of the south wall.

Plumbing:

None.

Heating/Cooling:

There is a vent at the ceiling.



Figure 3.186, Historic Courthouse, Second Floor, Room 221, view of the metal door with speak hole.

Doors:

At the west wall, there is a metal door with a small square window at the top with a metal grate; below the window is a metal speak hole.



Second Floor, Male Prisoners' Room (Room 222)



Figure 3.187, Historic Courthouse, Second Floor, Room 222, general view looking northeast.

Ceiling:

The ceiling is covered in suspended acoustical tile. The plaster ceiling above is visible at the east wall. The entire ceiling is covered by a metal grate just below the level of the suspended ceiling.

Walls:

The east wall is of plaster and the remaining walls are of gypsum board. Except for the floor, the entire room is covered by metal grates, including windows and light fixtures. There is a vertical crack at the north reveal of the northernmost window. No baseboard is present.



Figure 3.188, Historic Courthouse, Second Floor, Room 222, general view looking southwest.



Figure 3.189, Historic Courthouse, Second Floor, Room 222, view of windows at the east wall.



Figure 3.190, Historic Courthouse, Second Floor, Room 222, view of efflorescence and paint failure at a window reveal.

Windows:

At the east wall the lower parts of two multistory wood windows are visible. Both are tall, narrow windows with pointed heads set in deep openings with flared reveals. They are truncated at their heads by the plaster ceiling. The southernmost window is a lancet-shaped, twelve-over-ten hung window. The northernmost window contains two, fourteen-over-twelve, lancet-shaped hung sash with a top, diamond-shaped panel with four lights.



Figure 3.191, Historic Courthouse, Second Floor, Room 222, view of efflorescence and paint failure at a window reveal.



Figure 3.192, Historic Courthouse, Second Floor, Room 222, view of a crack at the reveal of the north window.

The reveals of both windows exhibit significant efflorescence and paint failure.

Doors:

At the west wall, there is a metal door with a small square window at the top with a metal grate, below which is a metal speak hole. The door has narrow metal trim and brass-tone hardware including three butt hinges, knob, and rim lock.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a fluorescent light strip mounted at the top of the south wall.

Plumbing:

None.

Heating/Cooling:

There is a vent at the ceiling.

Second Floor, Prisoner Receiving Room (Room 223)



Figure 3.193, Historic Courthouse, Second Floor, Room 223, general view looking southeast.

Ceiling:

There is a suspended acoustical tile ceiling.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board. All walls have a vinyl base.

Windows:

None.

Doors:

There are two hollow-core wood doors, one at the east wall and one at the west end of the south wall, and two metal doors, one at the

north wall and one at the east end of the south wall.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/ Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

None.

Heating/ Cooling:

There is a vent at the ceiling.

Second Floor, Hall 6 (Room 224)

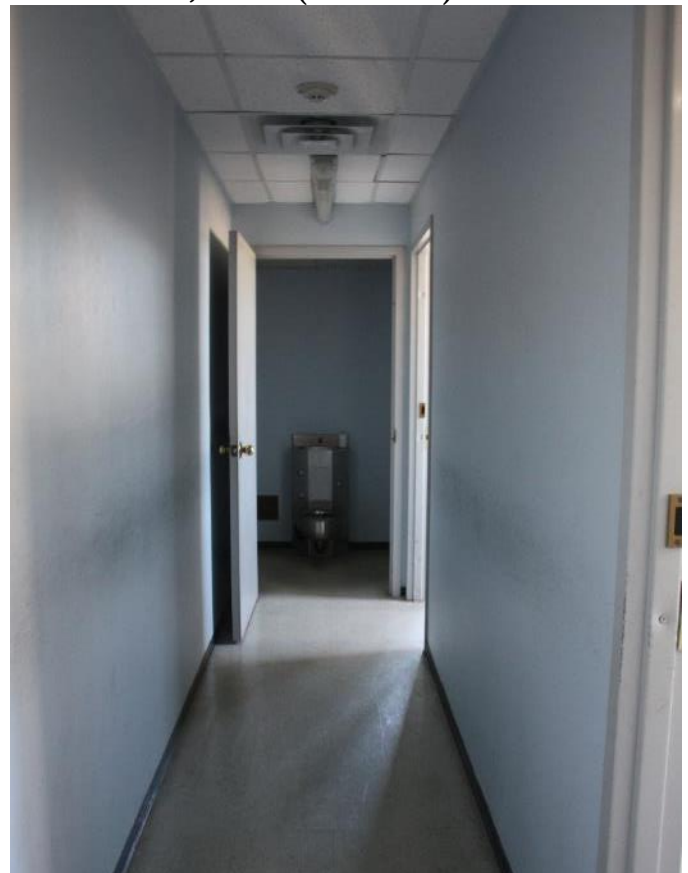


Figure 3.194, Historic Courthouse, Second Floor, Room 224, general view looking north.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The north wall is of plaster and the remaining walls are of gypsum board. All walls have a vinyl base.

Windows:

None.

Doors:

All doors are metal doors with thin metal trim and brass-tone hardware.

Floors:

The floor is square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There are two light strips at the ceiling.

Plumbing:

None.

Heating/Cooling:

There is a vent at the ceiling.

Second Floor, Judge's Chambers (Room 225)



Figure 3.195, Historic Courthouse, Second Floor, Room 225, general view looking northeast.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The south wall is of plaster and the remaining walls are of gypsum board. All walls have a flat wood base with a top cove mold.

Windows:

None.

Doors:

There is a hollow-core wood door at the south wall and an open doorway at the north wall.

Floors:

The floors are carpeted.

Mantelpiece/Casework:

There is a built-in bookcase at the east wall.

Lighting:

Three fluorescent light panels.

Plumbing:

None.

Heating/Cooling:

There are vents at the ceiling.

Other:

A wood bench is located at the west end of the room.

Second Floor, Recorder Storage (Room 226)



Figure 3.196, Historic Courthouse, Second Floor, Room 226, general view. Note the missing ceiling tile and adjacent cracked tile.

Ceiling:

The ceiling is covered in suspended acoustical tile. One of the tiles is missing and an adjacent tile is cracked.

Walls:

The walls are of gypsum board and have a vinyl base.

Windows:

None.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floor is of square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

None.

Other:

A wall-mounted countertop and overhead cabinets are located at the east wall.

Second Floor, Cloak Room (Room 227)



Figure 3.197, Historic Courthouse, Second Floor, Room 227, general view looking south.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are of gypsum board and have a flat wood base with top cove mold.

Windows:

None.

Doors:

There is a single hollow-core wood door at both the west and north walls, and an open doorway at the south wall.

Floors:

The floors are carpeted.

Mantelpiece/Casework:

There is a built-in shelf at the east wall.

Lighting:

There is a fluorescent light panel at the ceiling.

Plumbing:

None.

Heating/Cooling:

There is a vent at the ceiling.

South Attic (Room 301)

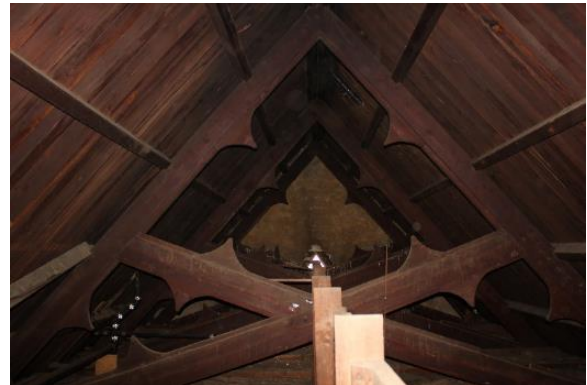


Figure 3.198, Historic Courthouse, South Attic, Room 301, general view looking east.

Ceiling:

Exposed wood roof framing consisting of rafters, purlins, and six scissor trusses with decorative, carved wood pieces at the faces of the chords and scissor beams. There are four purlins at either side of the roof ridge. Evidence of fire damage is present on the purlins and roof sheathing at the east end of this wing.



Figure 3.199, Historic Courthouse, South Attic, Room 301, detail view of stucco wall with ashlar scoring and simulated stone finish.

Walls:

At the east and west gable ends, the wall is of stucco with ashlar scoring and simulate stone finish. This finish is early, and possibly original.

Windows:

At the east and west gable ends, the pointed head of a multistory window is visible, consisting of the top, diamond-shaped pane with four lights. An infilled pointed arch window and a circular multi-foil window is located in the cross-gabled end.

Doors:

None.



Figure 3.200, Historic Courthouse, South Attic, Room 301, view of attic floor and exposed pipes.

Floors:

There are no finished floors in this space; some sheets of plywood are placed over the exposed wood framing and insulation.

Mantelpiece/Casework:

None.

Lighting:

None.

Plumbing:

Exposed pipes running along the floor.

Heating/Cooling:

None.

Bell Tower (Room 302)

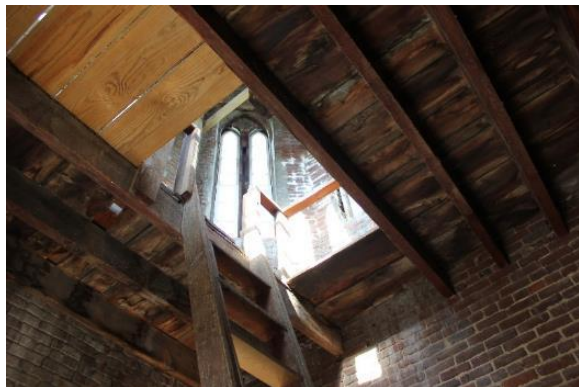


Figure 3.201, Historic Courthouse, Bell Tower, Room 302, view of the ceiling at the second story, looking up through the access hatch to the third story.

Ceiling:

The ceiling consists of the exposed undersides of the wood floorboards and framing above.

Walls:

The walls are comprised of exposed brick. Multiple areas of the walls, particularly around the windows, have been inappropriately patched and re-pointed with Portland Cement based mortar. Localized areas of missing mortar are found throughout the wall of the bell tower. Moisture infiltration is degrading the condition of the bricks as large amounts of brick dust were found throughout the bell tower.

Windows:

At the second story, windows are wood with pointed heads and two lancet-shaped, four-over-three hung sash with a top, diamond-shaped pane. At the third story are lancet-shaped wood windows, each with two lancet-shaped, four-over-three hung sash. At the fourth story are lancet-shaped openings covered with vents, and at the fifth story are round openings covered with vents. Moisture infiltration is present around the windows.



Figure 3.202, Historic Courthouse, Bell Tower, Room 302, view of a second-story window.

Doors:

None.

Floors:

Wood planks laid east-west. Moisture infiltration is occurring where the joists are pocketed in the brick walls. Several of the planks and joists have been replaced due to moisture infiltration.

Mantelpiece/Casework:

None.



Figure 3.203, Historic Courthouse, Bell Tower, Room 302, view of a third-story window. Note the Portland Cement based mortar patching.



Figure 3.204, Historic Courthouse, Bell Tower, Room 302, view of fourth-story lancet-shaped openings with vents.

Lighting:
None.

Plumbing:
None.

Heating/Cooling:
None.



Figure 3.205, Historic Courthouse, Bell Tower, Room 302, view of Revere bell.

Other:
A Revere bell dating to 1828 is located at the top of the bell tower.

North Attic (Room 303)



Figure 3.206, Historic Courthouse, North Attic, Room 303, general view looking west.

Ceiling:

Exposed wood roof framing consisting of six king post trusses, rafters, and purlins. There are five purlins at either side of the roof ridge. Localized damaged located on the south side of the east-west gable is rumored to be from Civil War canon fire.

Walls:

Exposed brick.



Figure 3.207, Historic Courthouse, North Attic, Room 303, view of east, center attic window. Note the boarded-up sashes.

Windows:

At the east and west gable ends, the pointed heads of three multistory windows are visible. The glass is boarded up except for the top, diamond-shaped pane at each center window. At the north gable end is a round wood window with a multifoil frame. Above this window is a boarded up, pointed window opening with a wood frame.

Doors:

None.



Figure 3.208, Historic Courthouse, North Attic, Room 303, view of round, multi-foiled window at north gable end.



Figure 3.209, Historic Courthouse, North Attic, Room 303, view of concrete floor and air ducts.

Floors:

Concrete with exposed wood framing and insulation.

Mantelpiece/Casework:

None.

Lighting:

None.

Plumbing:

Exposed pipes running along the floor.

Heating/Cooling:

Air ducts running along the floor.



Figure 3.210, Historic Courthouse, North Attic, Room 303, view of chimney at south wall.

Other:

A brick interior chimney is located at the south wall.

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Wallace Library

Exterior Description

The Wallace Library is a rectangular building, five bays wide by two bays deep, and is constructed of beige brick laid in running bond. It has a hipped slate roof and a full-height, pedimented porch with slate, front-gabled roof at the west (front) elevation. The building has a heavy cornice featuring dentils and modillions, features also found at the raking cornice of the porch gable. Roof drainage consists of round copper hung gutters and round copper downspouts. There are two brick, interior end chimneys, one at the north end and one at the south end of the building. The full-height front porch occupies the center bay of the front elevation and is supported by four Tuscan columns, two at either side of the main double doors. At the wall behind each set of columns is an engaged Tuscan column. The porch steps, floor, and foundation are of concrete. In order to allow for handicapped accessibility a painted wood platform now covers the porch floor and reaches the height of the door threshold, and a painted wood ramp with metal handrails leads from ground level to the platform. The foundation is of beige bricks laid in running bond and there is a five-course brick water table at all elevations. As the site slopes down toward the rear (east) elevation, the basement is full-height at the east elevation.

The windows are double-height, wood, one-over-one windows with stone sills and lintels, which are placed symmetrically at each elevation. There are two windows each at the north and south elevations, five at the east elevation, and two at either side of the main entry at the west elevation. The full-height basement at the east elevation has five metal, double-hung, six-over-six windows with brick segmental arch heads and stone sills.

Centered at the west (front) elevation is the

main entry, consisting of paneled wood double doors. Each leaf has three panels and there is a large transom above the door. North of center at the east (rear) elevation is a four-paneled wood door with a glass and metal storm door, infilled transom, and brick segmental arch above the transom. A concrete stoop is located in front of the door.

West Elevation (Primary)



Figure 3.211, Wallace Library, West elevation, general view east.

The west elevation consists of a five-bay neoclassical building, which was originally designed as a double-height one floor library with a partial basement. A second floor was created when the building was rehabilitated for use as school board offices. The original windows were left in place, and the second floor is visible through them. A full-height, pedimented gable-end porch dominates the west elevation.

Chimney:

None.

Roof:

The hipped roof is clad in slate, with a front-gabled full-height porch. The roof is in fairly good condition, with few broken slates noted. The gutters are copper. The southern gutter of the porch roof is separating from the



roof, allowing water to run down the corner between the porch and main body of the building.



Figure 3.212, Wallace Library, West elevation, detail of cornice.



Figure 3.213, Wallace Library, West elevation, detail of porch roof.

Cornice:

The cornice features modillions and dentil molding. The modillions and molding are also located on the raking cornice of the gable end of the porch.



Figure 3.214, Wallace Library, West elevation, detail of foundation.

Foundation:

The foundation consists of beige bricks laid in running bond. A five-course water table with molded top course is located approximately sixteen inches above grade.

Wall:

The walls are composed of beige bricks laid in running bond. Mortar loss was generally found throughout the elevation.



Figure 3.215, Wallace Library, West elevation, detail of windows. Note the second floor structure visible through the windows. Note the staining on the stone sills.

Windows:

The west elevation features four wood double-height, one over one windows with stone sills and lintels. The sills show evidence of water stains. Mortar loss is common at the intersection of the window sills and the brick. The second floor structure is visible through the windows.



Figure 3.216, Wallace Library, West elevation, detail of double entry door.

Doors:

A double-entry door, centered on the west elevation, sits in a paneled recess. Each leaf is three-paneled. The door features brass entry hardware. A large, clear transom is located above the door.

Porch:

A full-height porch, the building's most dominant feature, is centered on the west elevation. The roof structure is supported by double Tuscan columns, four in total, and two engaged Tuscan columns. The porch steps, floor, and foundation are poured concrete. Biological growth is located on the sides of the porch. Historically, a step-up was required to get from the concrete porch to the first floor level of the library.



Figure 3.217, Wallace Library, West elevation, detail of porch, view northeast.

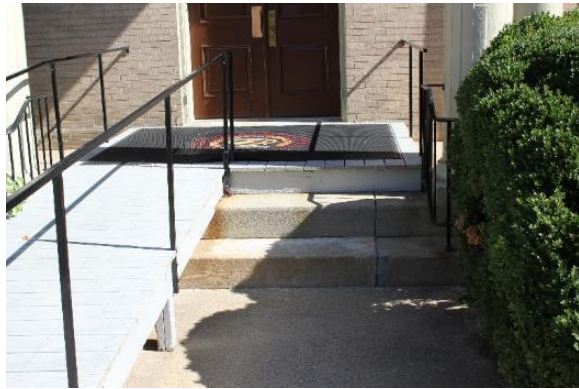


Figure 3.218, Wallace Library, West elevation, detail of ramp and platform overlay of historic porch.

At an unknown date a wooden platform and ramp were constructed, eliminating the need to step up from the porch to the first floor. The ramp and platform are painted and have black metal handrails. The handrails are rusting and

staining the concrete porch beneath the ramp and platform.

Site:

The Wallace Library was constructed on combined lots 42 and 44 from the 1721 *Plan of the Town of Fredericksburg*. These lots have historically served as home to civic spaces for the city. The west site of the Wallace Library consists of a broad lawn with crossing concrete sidewalks and planted with various coniferous and deciduous trees. Large boxwoods are planted near the porch.

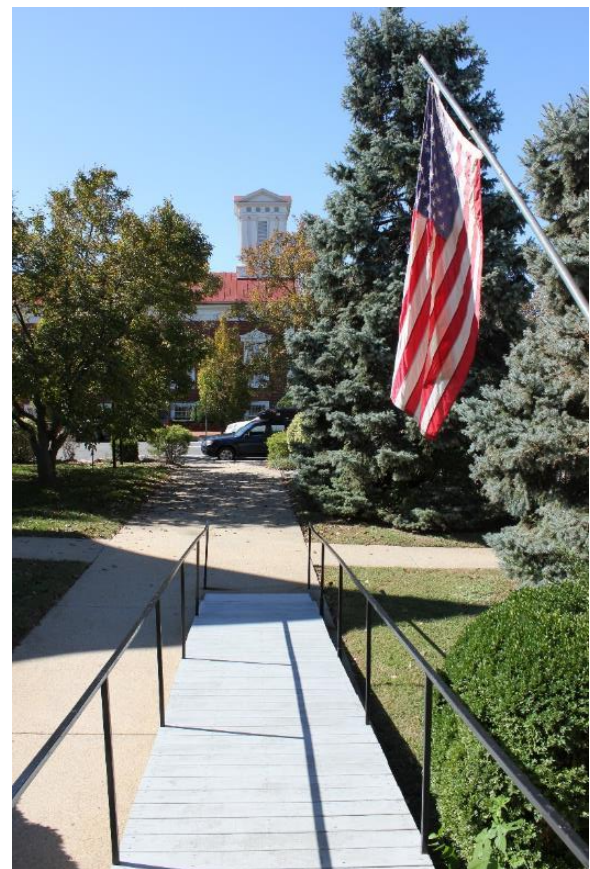


Figure 3.219, Wallace Library, West elevation, site, view west. Note the flagpole.

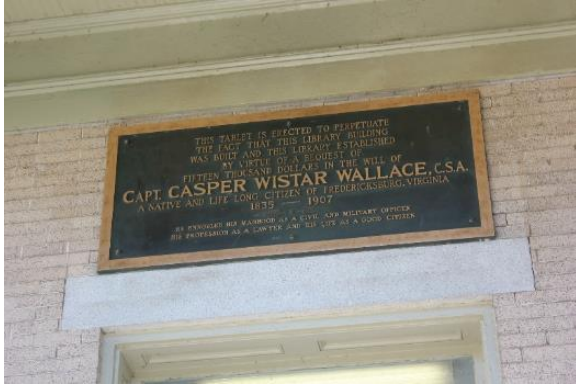


Figure 3.220, Wallace Library, West elevation, detail of dedication plaque.

Other:

Two memorial plaques are located on the west elevation. One plaque states: *"This tablet is erected to perpetuate the fact that this library building was built and this library established by virtue of a bequest of fifteen thousand dollars in the will of Capt. Casper Wistar Wallace, C.S.A. a native and lifelong citizen of Fredericksburg, Virginia 1835-1907. He ennobled his manhood as a civil and military officer his profession as a lawyer and his life as a good citizen"*

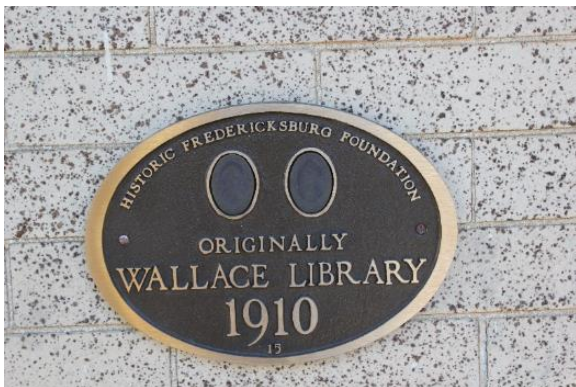


Figure 3.221, Wallace Library, West elevation, detail of Historic Fredericksburg Foundation plaque.

The second plaque was placed on the building by the Historic Fredericksburg Foundation, and states:

"Historic Fredericksburg Foundation Originally Wallace Library 1910". Two portraits, one of

George Washington and one of James Monroe, are located on the plaque.

North Elevation



Figure 3.222, Wallace Library, North elevation, view south.

Chimney:

An interior brick chimney is centered on the north elevation. The chimney is laid in the same running bond beige brick as the exterior wall. Corbeling is located at the top six courses of the brick.

Roof:

The hipped roof is clad in slate. The roof is in fairly good condition, with few broken slates noted. The gutters are copper.

Cornice:

The cornice features modillions and a dentil molding and is in good condition.



Figure 3.223, Wallace Library, North elevation, detail of chimney.



Figure 3.224, Wallace Library, North elevation, detail of cornice. Note the stepped cracks above the window.



Figure 3.225, Wallace Library, North elevation, detail crack and shifting damage.

Foundation:

The foundation consists of beige bricks laid in running bond. A five-course water table with molded top course is located approximately sixteen inches above grade. The foundation is in poor condition. Shifting of the foundation is visible throughout the north elevation. Large cracks and some shear cracks are visible. In some areas, caulk or sealant has been applied to the cracks in order to stop water infiltration. The caulk or sealant is failing. As the walls were not reinforced or supported when the storage room in the basement was excavated, the wall appears to be buckling under pressure from the earth. Biological growth and splash-back are visible at the intersection of the wall and grade.



Wall:

The walls are composed of beige bricks laid in running bond. Mortar loss was generally found throughout the elevation. Stress cracks are visible throughout the elevation, particularly radiating from the corners of the windows.



Figure 3.226, Wallace Library, North elevation, detail of window.

Windows:

The north elevation features two wood double-height, one over one windows with stone sills and lintels. The sills show evidence of water stains. Mortar loss is common at the intersection of the window sills and the brick. A window air-conditioning unit is present in the eastern window. The second floor structure is visible through the windows.

Doors:

None.

Porch:

None.



Figure 3.227, Wallace Library, North elevation, view of site.

Site:

The site slopes steeply away from the north elevation of the building down to a sidewalk which located at the edge of the sloping grassy yard. The north site is bound by George Street to the north. Small deciduous trees are planted within the slope. Several small bushes are planted in close proximity to the north elevation and are trapping moisture against the wall.

Other:

None.

East Elevation



Figure 3.228, Wallace Library, East elevation, view northwest.

Chimney:
None.

Roof:
The hipped roof is clad in slate. The roof is in fairly good condition, with few broken slates noted. The gutters are copper.



Figure 3.229, Wallace Library, East elevation, cornice detail.

Cornice:
The cornice features modillions and a dentil molding and is in good condition.

Foundation:
The foundation consists of beige bricks laid in running bond. A five-course water table with molded top course is located approximately one story above the sidewalk (the east elevation has a full-height basement).

Wall:
The walls are composed of beige bricks laid in running bond. A large amount of mortar loss was found throughout the elevation.



Figure 3.230, Wallace Library, East elevation, detail of brick wall. Note missing mortar.

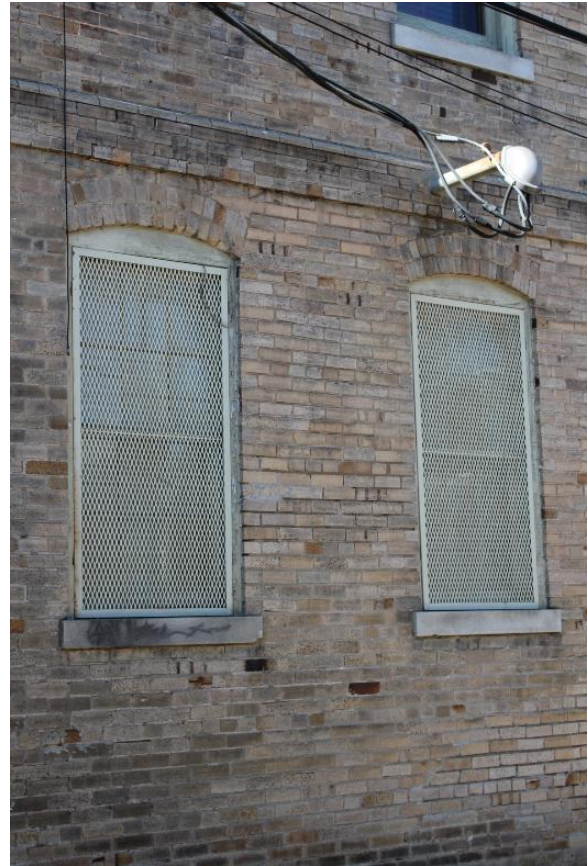


Figure 3.231, Wallace Library, East elevation, detail of basement windows.

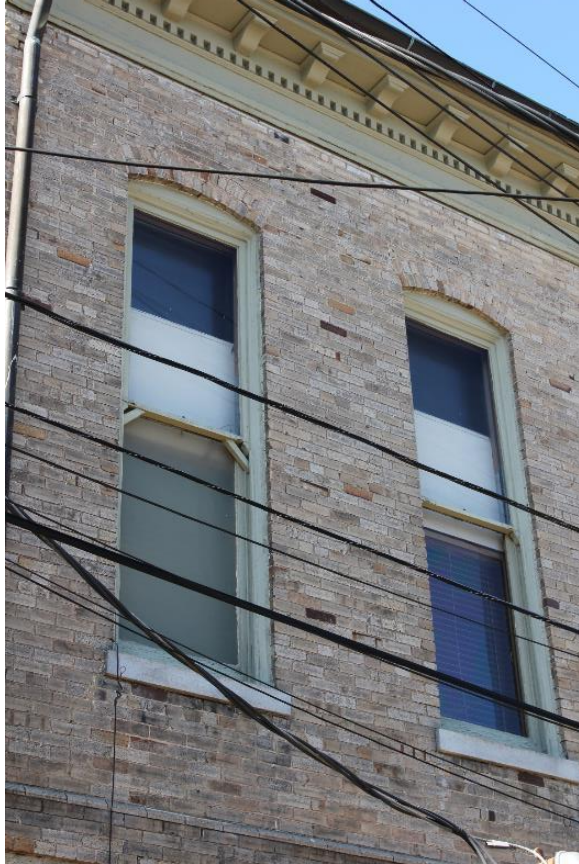


Figure 3.232, Wallace Library, East elevation, detail of first and second floor windows.

Windows:

The basement features five metal double-hung, six over six windows with brick segmental arch tops and stone sills. The windows exhibit signs of rust. Metal security grates are located on the basement windows.

The first floor features five wood double-height, one over one windows with stone sills and lintels. The sills show evidence of water stains. Mortar loss is common at the intersection of the window sills and the brick. A window air-conditioning unit is present in the eastern window. The second floor structure is visible through the windows.



Figure 3.233, Wallace Library, East elevation, basement door and concrete stoop detail.

Doors:

A four-paneled wooden door with a glass and metal screen door is centered on the elevation. The transom above the door has been in-filled. The opening features a segmental arch top.

Porch:

A concrete stoop is located in front of the door. Two concrete steps access the concrete sidewalk which runs parallel to the building. This porch is not designed to building code.



Figure 3.234, Wallace Library, East elevation, site, view to north.

Site:

The site is bound by a concrete sidewalk and asphalt paved alley to the east. A stone retaining wall is located to the south and runs parallel to the alley.



Figure 3.235, Wallace Library, East elevation, site, view to northwest.



Figure 3.236, Wallace Library, East elevation, detail of stone retaining wall.

South Elevation



Figure 3.237, Wallace Library, South elevation, view northeast.

Chimney:

An interior brick chimney is centered on the south elevation. The chimney is laid in the same running bond beige brick as the exterior wall. Corbeling is located at the top six courses of the brick.

Roof:

The hipped roof is clad in slate. The roof is in fairly good condition, with few broken slates noted. The gutters are copper. Some separation of the gutter from the roof is occurring in the southwest corner, allowing water to run down the face of the building.

Cornice:

The cornice features modillions and a dentil molding and is in good condition.



Figure 3.238, Wallace Library, South elevation, detail of chimney.



Figure 3.239, Wallace Library, South elevation, detail of roof.



Figure 3.240, Wallace Library, South elevation, cornice detail.



Figure 3.241, Wallace Library, South elevation, wall detail.

Foundation:

The foundation consists of beige bricks laid in running bond. A five-course water table with molded top course is located approximately sixteen inches above grade. The foundation is

in fair condition. In some areas, caulk or sealant has been applied to areas where the mortar is missing. The caulk or sealant is failing.

Wall:

The walls are composed of beige bricks laid in running bond. Mortar loss was generally found throughout the elevation.



Figure 3.242, Wallace Library, South elevation, detail of window.

Windows:

The south elevation features two wood double-height, one over one windows with stone sills and lintels. The sills show evidence of water stains. Mortar loss is common at the intersection of the window sills and the brick. The second floor structure is visible through the windows.

Doors:
None.

Porch:
None.



Figure 3.243, Wallace Library, South elevation, view of site from Jail roof. View to northeast.

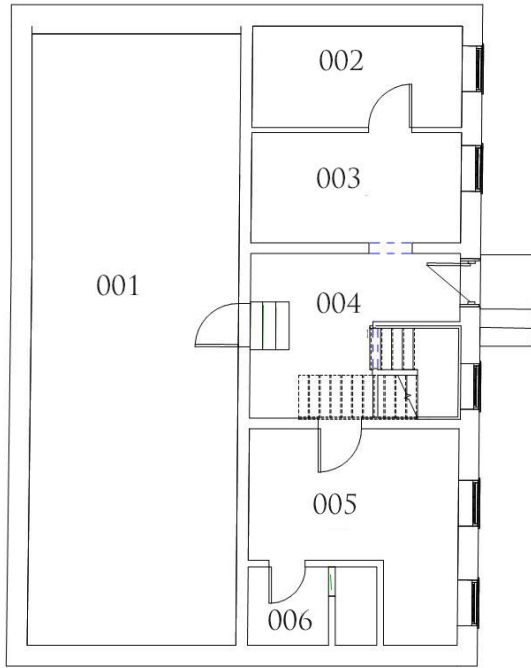
Site:
The site is grassy and slopes steeply from west to east, where a tall stone retaining wall is located. A guardrail has been installed to prevent visitors from falling off of the retaining wall.

Other:
Two exterior mechanical units are located to the south of the library.

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Wallace Library Interior Description

Basement



Key Plan 8: Old Wallace Library - Basement

Basement, Room 001



Figure 3.244, Old Wallace Library, Basement, Room 001, general view looking south.

Ceiling:

The ceiling consists of exposed wood floor framing. One of the joists near the middle of the ceiling is split.

Walls:

The walls are of red brick laid in sixth course common bond, which are in fair condition. A deep haunch, constructed with concrete masonry units and topped with concrete is located around the perimeter of the north, south, and west walls. The haunch is approximately three feet tall. The primary damage to the foundation wall is located on

the north wall, which contains a step crack.
The mortar at all walls is typically uneven.
The haunch exhibits biological growth.

Windows:

None.



Figure 3.245, Old Wallace Library, Basement, Room 001, general view looking north. Note the transition of wall material from concrete at the base to brick above.



Figure 3.246, Old Wallace Library, Basement, Room 001, view of exposed floor framing of the first floor above.



Figure 3.247, Old Wallace Library, Basement, Room 001, view of the concrete block ledge at the southwest corner of the room; note the biological growth where the ledge meets the wall.



Figure 3.248, Old Wallace Library, Basement, Room 001, view of a step crack at the north wall.



Figure 3.249, Old Wallace Library, Basement, Room 001, view of uneven mortar at the north wall.

Doors:

There is a hollow-core wood door centered at the east wall.

Floors:

The floor is of concrete.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent lights at the ceiling.

Plumbing:

Exposed pipes at some areas of the ceiling and walls.

Heating/Cooling:

Air ducts just below ceiling level.

Other:

Filing cabinets and other office supplies are stored in the room. There is an electrical panel and computer equipment at the south end of the east wall.

Basement, Room 002



Figure 3.250, Old Wallace Library, Basement, Room 002, general view looking west.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The south wall is of gypsum board, and the remaining walls are of painted brick. All walls have a vinyl base.

Windows:

A metal, double-hung, six-over-six window with wood frame is located at the east wall. It has a metal security grate at the exterior and is covered by blinds at the interior.

Doors:

A six-panel, hollow-core wood door with brass-tone hardware is located at the south wall.



Figure 3.251, Old Wallace Library, Basement, Room 002, general view looking east.

Floors:



The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Two fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

A vent at the ceiling.

Basement, Room 003



Figure 3.252, Old Wallace Library, Basement, Room 003, general view looking east.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The north wall is of gypsum board, and the remaining walls are of painted brick. All walls have a vinyl base.

Windows:

A metal, double-hung, six-over-six window with wood frame is located at the east wall. It has a metal security grate at the exterior and is covered by blinds at the interior.



Figure 3.253, Old Wallace Library, Basement, Room 003, general view looking southwest.

Doors:

There is a hollow-core, six-panel wood door centered at the north wall and a doorway at the south wall where a door has been

removed. The doorway has flat wood trim and remnants of two painted metal hinges.

Floors:

The floor is carpeted.

Mantelpiece/ Casework:

There is casework occupying the east wall below window level.



Figure 3.254, Old Wallace Library, Basement, Room 003, view of doorway at south wall; note remnants of hinges at trim, indicating that a door has been removed.

Lighting:

Two fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:
A vent at the ceiling.

Basement, Room 004



Figure 3.255, Old Wallace Library, Basement, Room 004, general view looking east.

Ceiling:
The ceiling is covered in suspended acoustical tile.



Figure 3.256, Old Wallace Library, Basement, Room 004, view of paint loss at east wall adjacent to the exterior door.

Walls:
The walls are of painted brick, except for those at the stair hall which are of gypsum board.

Windows:
None.



Figure 3.257, Old Wallace Library, Basement, Room 004, view of the early-twentieth-century, wood, four-panel exterior door at east wall.

Doors:

The doors at the west and south walls are hollow-core wood doors and there is a door frame with no door at the north wall. At the east wall is an early-twentieth-century, wood, four-panel door with an infilled transom, narrow, flat wood trim, and a brass knob with rectangular escutcheon.

Floors:

The floor is carpeted.



Figure 3.258, Old Wallace Library, Basement, Room 004, view of short flight of wood stairs and door leading to Room 001.

Mantelpiece/Casework:

A short flight of painted wood steps with grips at the treads leads up from Room 004 to Room 001.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

Vents at the ceiling.

Other:

The room contains a vending machine and a refrigerator.

Basement, Room 005



Figure 3.259, Old Wallace Library, Basement, Room 005, general view looking southeast.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are of painted brick, except for the shared walls with Room 006, which are of concrete block. The brick exhibits heavy efflorescence at the southeast corner of the room.

Windows:

At the east wall there are two metal, double-hung, six-over-six windows with wood frames. They have metal security grates at the

exterior and are covered by blinds at the interior.



Figure 3.260, Old Wallace Library, Basement, Room 005, general view looking northwest.



Figure 3.261, Old Wallace Library, Basement, Room 005, view of efflorescence at the painted brick wall underneath the south window.



Figure 3.262, Old Wallace Library, Basement, Room 005, additional view of efflorescence adjacent to the south window.

Doors:

There are two hollow-core wood doors, one at the north wall leading to Room 004 and the other at the south wall leading to Room 006.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.



Heating/Cooling:

Vents at the ceiling.

Basement, Room 006

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The south and west walls are of painted brick and the remaining walls are concrete block. All walls have a vinyl base.

Windows:

None.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floor is of square vinyl composition tile.

Mantelpiece/Casework:

None.

Lighting:

A globe at the ceiling.

Plumbing:

A toilet and wall-mounted sink are located at the south wall. A partial concrete block wall separates the toilet area from a former shower area at the east end of the room; this space is now used for storage.

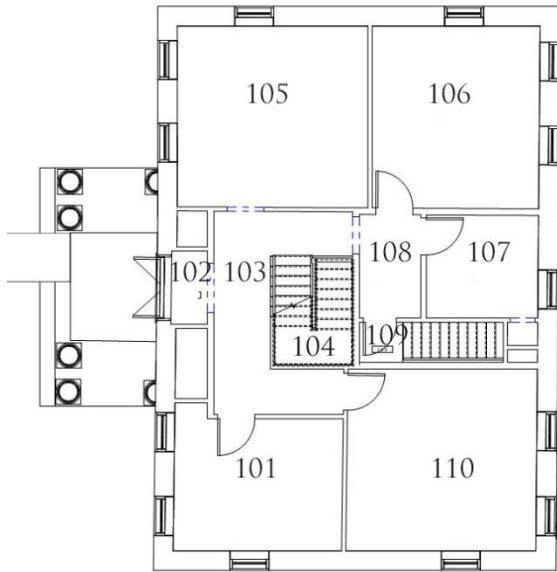
Heating/Cooling:

A vent at the ceiling.

Other:

A mirror is mounted at the west wall and soap and paper towel dispensers are mounted at the south wall above the sink.

First Floor



Key Plan 9: Old Wallace Library – 1st Floor

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

First Floor, Room 101



Figure 3.263, Old Wallace Library, First Floor, Room 101, general view looking southeast.

Windows:

There are two windows at the west wall and one at the south wall. Each window is the lower section of a double-height, wood, one-over-one window. Each window has a faux wood frame, cloth window valance, and blinds.



Figure 3.264, Old Wallace Library, First Floor, Room 101, general view looking northwest.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floors are carpeted.

Mantelpiece/Casework:

None.



Figure 3.265, Old Wallace Library, First Floor, Room 101, view of typical first-story window. Note that first-story windows are the lower sections of double-height windows.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

None.

First Floor, Room 102



Figure 3.266, Old Wallace Library, First Floor, Room 102, general view looking west. Note the early-twentieth-century paneled wood exterior doors.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling.

Windows:

None.



Figure 3.267, Old Wallace Library, First Floor, Room 102, view of suspended acoustical tile ceiling.

Doors:

A pair of early twentieth-century paneled exterior doors is located at the west wall. Each leaf has a tall central panel with a short panel above and below. In between the lower two panels is a raised, elongated hexagon. The doors have brass or brass-tone hardware including a pull handle with thumb latch and rectangular escutcheon with lock, a deadbolt, push plate, and three butt hinges each.

Floors:

The floors are carpeted.

Mantelpiece/ Casework:

None.

Lighting:

One fluorescent light panel at the ceiling.

Plumbing:

None.

Heating/Cooling:

A thermostat at the south wall.

Other:

A row of coat hooks is mounted at the north wall.

First Floor, Room 103



Figure 3.268, Old Wallace Library, First Floor, Room 103, view looking south at west hall area of room.



Figure 3.269, Old Wallace Library, First Floor, Room 103, view looking east from base of stairs.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling.

Windows:

None.



Figure 3.270, Old Wallace Library, First Floor, Room 103, view looking east from base of stairs.

Doors:

Hollow-core wood doors lead from Room 103 to Rooms 105, 101, and 110. Doorways with molded wood frames lead from Room 103 to Rooms 102 and 108.

Floors:

The floor is carpeted.



Figure 3.271, Old Wallace Library, First Floor, Room 103, view of mail cubby holes at the base of the stairs.

Mantelpiece/Casework:

Built-in wood cubby holes for mail are located at the south wall adjacent to the bottom of the stairs.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

Vents at the ceiling.

First Floor, Room 104

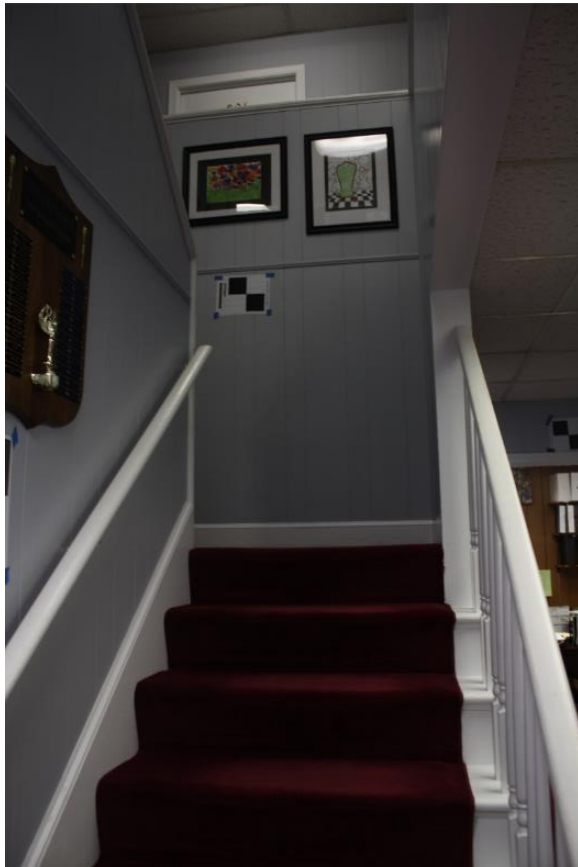


Figure 3.272, Old Wallace Library, First Floor, Room 104, view looking up toward second floor.

Ceiling:

The stairwell is open to the second-floor, suspended acoustical tile ceiling.

Walls:

The walls are finished with painted wood paneling. The dividing wall between the two flights of stairs is capped with wood.

Windows:

None.

Doors:

None.

Floors:

Not applicable.

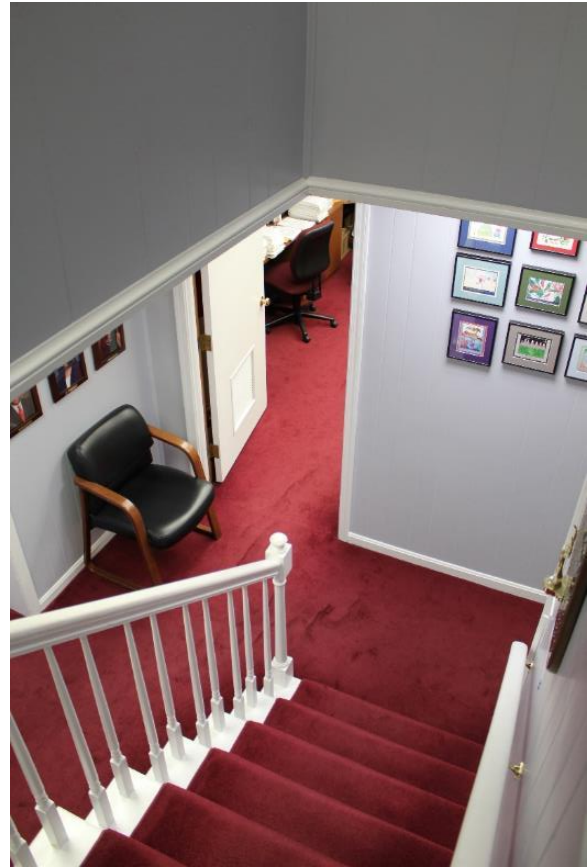


Figure 3.273, Old Wallace Library, First Floor, Room 104, view from stair landing toward first floor.

Mantelpiece/Casework:

The enclosed half-turn stair leads to the second floor. It is of wood construction and is carpeted with a wood stringer, wall-mounted wood handrails, and a wood balustrade at the first story with turned wood balusters and newel post. There is scuffing at the newel post.

Lighting:

The stairwell is open to the second-floor ceiling, which has fluorescent light panels.

Plumbing:

None.

Heating/Cooling:
None.

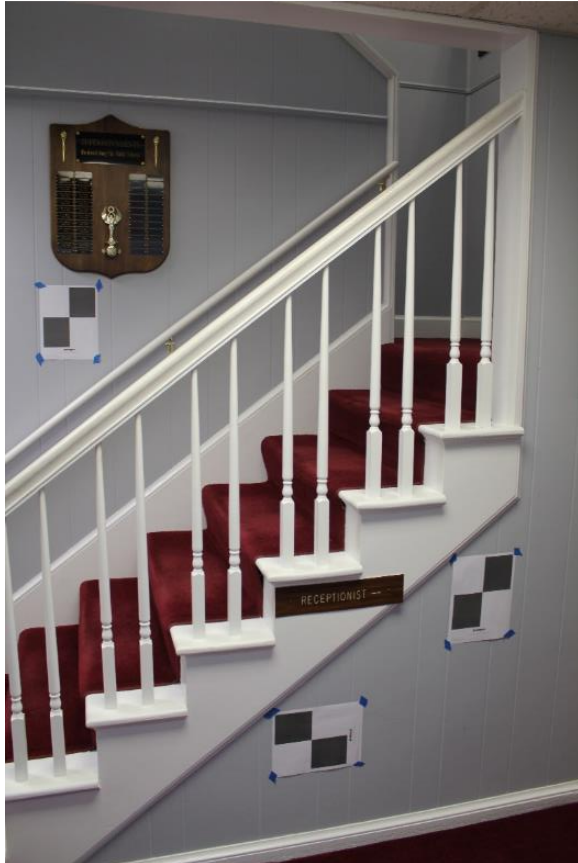


Figure 3.274, Old Wallace Library, First Floor, Room 104, view of wood balustrade.

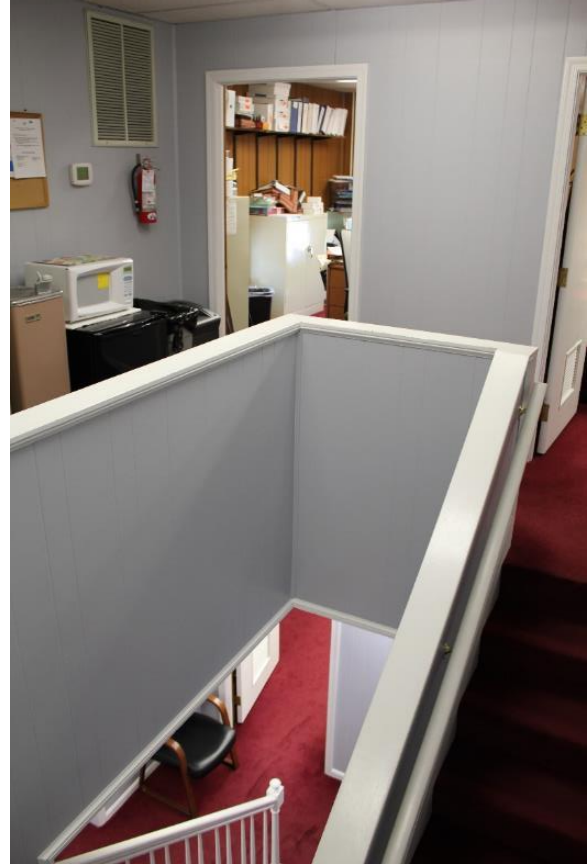


Figure 3.275, Old Wallace Library, First Floor, Room 104, view of stairwell at second floor.



Figure 3.276, Old Wallace Library, First Floor, Room 104, detail view of turned newel post, which exhibits minor scuffing.

First Floor, Room 105



Figure 3.277, Old Wallace Library, First Floor, Room 105, general view looking northeast.

Ceiling:

The ceiling is of suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

Windows:

There are two windows at the west wall and one at the north wall. Each window is the lower section of a double-height, wood, one-over-one window and is covered with blinds at the interior.



Figure 3.278, Old Wallace Library, First Floor, Room 105, general view looking northwest.

Doors:

There is a hollow-core wood door at the south wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

Vents at the floor.



Figure 3.279, Old Wallace Library, First Floor, Room 105, view of typical first-story, hollow-core wood door.

First Floor, Room 106

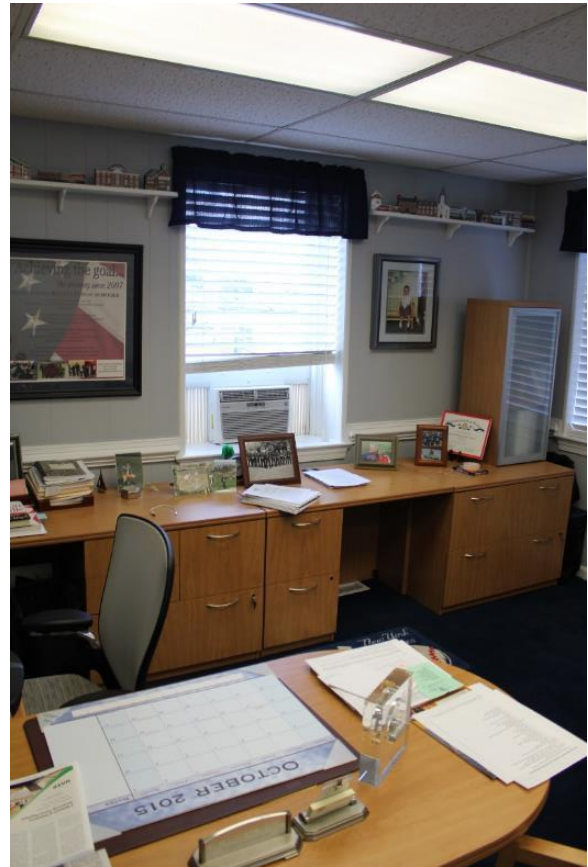


Figure 3.280, Old Wallace Library, First Floor, Room 106, general view looking north.



Figure 3.281, Old Wallace Library, First Floor, Room 106, general view looking east.



Figure 3.282, Old Wallace Library, First Floor, Room 106, general view looking southwest.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling and have a molded wood chair rail and base.

Windows:

There are two windows at the east wall and one at the north wall. Each window is the lower section of a double-height, wood, one-over-one window. Each window has a narrow wood frame with narrow, molded wood apron, a cloth window valance, and blinds. There is a window air conditioning unit at the north window.

First Floor, Room 107

Doors:

A hollow-core wood door is located at the south wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

Vents at the floor.

Other:

The north and south walls each have a wood shelf running the length of the wall near the ceiling. There is a large dry erase board mounted at the south wall.



Figure 3.283, Old Wallace Library, First Floor, Room 107, general view looking southwest.

Ceiling:

The ceiling is covered in suspended acoustical tile.



Figure 3.284, Old Wallace Library, First Floor, Room 107, detail view of minor scratches at faux wood paneling.

Walls:

The walls are finished with faux wood paneling, which exhibits minor scratches in some areas.

Windows:

One window at the east wall; it is the lower section of a double-height, wood, one-over-one window and is covered with blinds at the interior. It has a narrow wood frame with molded wood apron.

Doors:

There is a hollow-core wood door at the west wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

Vents at the floor.



Other:

A shallow, narrow closet is located in the southeast corner of the room. It has five wood shelves and the door has been removed. Scarring from former door hardware is located at the frame.

First Floor, Room 108



Figure 3.285, Old Wallace Library, First Floor, Room 108, general view looking south.



Figure 3.286, Old Wallace Library, First Floor, Room 108, general view looking north.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling and have a narrow wood base.

Windows:

None.

Doors:

There is a single hollow-core wood door at each wall except for the west wall, which has a doorway with molded wood frame.

Floors:

The floor is carpeted.



Mantelpiece/ Casework:

None.

Lighting:

A fluorescent light panel at the ceiling.

Plumbing:

A sink is built into the countertop at the kitchenette.

Heating/ Cooling:

Vents at the floor.



Figure 3.287, Old Wallace Library, First Floor, Room 108, view of kitchenette at east wall.

Other:

A kitchenette at the east wall contains two squares of counter space. The north counter is open at the base and contains a mini

refrigerator and the south counter has built-in cabinets and a sink. There is a wall-mounted cabinet above the sink. Soap and paper towel dispensers are located above the sink, and there is an electrical panel north of the wall-mounted cabinet. A bulletin board is mounted at the west wall.

First Floor, Room 109



Figure 3.288, Old Wallace Library, First Floor, Room 109, view of stairwell from first-story landing toward basement.



Figure 3.289, Old Wallace Library, First Floor, Room 109, view of lower flight of stairs. Note the heavy paint loss at the handrail.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are of gypsum board, except for the basement level of the south wall which is painted brick. At the top of the brick section, there is a wood ledge running along the south wall.

Windows:

A metal, double-hung, six-over-six window is located at the stair landing. It has a metal security grate at the exterior and is covered by blinds at the interior.



Figure 3.290, Old Wallace Library, First Floor, Room 109, view toward first-floor landing from intermediate landing.

Doors:

A hollow-core wood door leads from the top of the stairs to Room 108.

Floors:

The floor at the top of the stairs is finished with carpet.

Mantelpiece/ Casework:

The stair is a carpeted, enclosed, half-turn stair with a wood stringer and a rounded wood handrail. There is heavy paint loss at the rail and some at the stringer.

Lighting:

A fluorescent light panel at the ceiling.



Plumbing:

None.

Heating/ Cooling:

None.

First Floor, Room 110



Figure 3.291, Old Wallace Library, First Floor, Room 110, general view looking east.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.



Figure 3.292, Old Wallace Library, First Floor, Room 110, general view looking southwest.

Windows:

There are two windows at the east wall and one at the south wall. Each window is the lower section of a double-height, wood, one-over-one window. Each window has a narrow wood frame with narrow, molded wood apron and is covered with blinds.

Doors:

There is a hollow-core wood door at the west wall.



Figure 3.293, Old Wallace Library, First Floor, Room 110, detail view of wrinkles at carpet.

Floors:

The floor is carpeted; the carpeting is loose and wrinkled in some areas.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

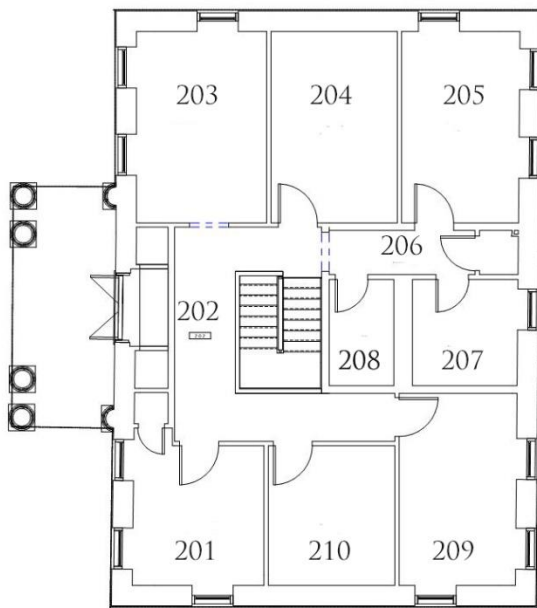
Heating/Cooling:

Vents at the floor.

Other:

Wood shelves are mounted at the north and west walls.

Second Floor



Key Plan 10: Old Wallace Library – 2nd Floor

Second Floor, Room 201



Figure 3.294, Old Wallace Library, Second Floor, Room 201, general view looking south.



Figure 3.295, Old Wallace Library, Second Floor, Room 201, general view looking southwest.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.



Figure 3.296, Old Wallace Library, Second Floor, Room 201, view of closet door at northwest corner.

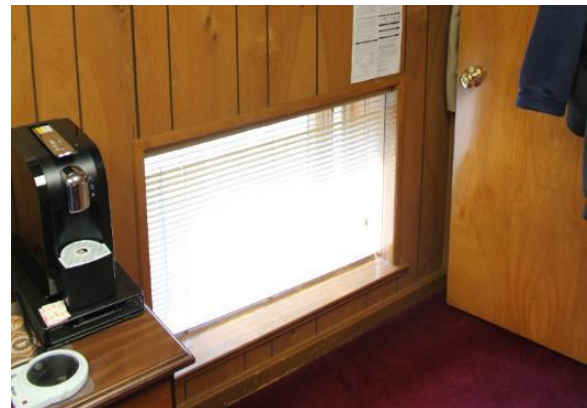


Figure 3.297, Old Wallace Library, Second Floor, Room 201, view of typical second-story window. Note that second-story windows are the upper sections of double-height windows.

Windows:

There are two windows at the west wall and one at the south wall. Each window is the

small, rectangular upper section of a double-height, wood, one-over-one window and is located near the floor. Each window has a narrow wood frame and is covered with blinds.

Doors:

There are two hollow-core wood doors at the north wall; one leads to a closet and the other to the hallway.

Floors:

The floor is carpeted.

Mantelpiece/ Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/ Cooling:

Vents at the floor.

Other:

Wood shelves are mounted at the south and east walls. A narrow, shallow closet is located in the northwest corner of the room and contains an emergency escape ladder.

Second Floor, Room 202



Figure 3.298, Old Wallace Library, Second Floor, Room 202, general view looking south at top of stairs.



Figure 3.299, Old Wallace Library, Second Floor, Room 202, general view looking east at the south hallway area.



Figure 3.300, Old Wallace Library, Second Floor, Room 202, general view looking northeast.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling and have a narrow wood base. The low wall dividing the hall from the central stairwell has the same finishes and is capped with a wood ledge.

Windows:

None.

Doors:

A hollow-core wood door leads to each room off the hallway. The door leading to Room 203 is missing and there is a doorway with wood frame leading to Room 206.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.



Heating/Cooling:
Vents at the ceiling.

Second Floor, Room 203



Figure 3.301, Old Wallace Library, Second Floor, Room 203, general view looking northwest.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

Windows:

There are two windows at the west wall and one at the north wall. Each window is the small, rectangular upper section of a double-

height, wood, one-over-one window and is located near the floor. Each window has a narrow wood frame and is covered with blinds.

Doors:

The door at the south wall is missing, though the narrow, molded wood frame and remnants of three hinges remain.

Floors:

The floor is carpeted.

Mantelpiece/ Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/ Cooling:

A vent at the ceiling.

Other:

A wood shelf is mounted at the west wall.

Second Floor, Room 204



Figure 3.302, Old Wallace Library, Second Floor, Room 204, general view looking northeast.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

Windows:

None.

Doors:

There is a hollow-core wood door at the south wall.

Floors:

The floor is carpeted.



Figure 3.303, Old Wallace Library, Second Floor, Room 204, general view looking south.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

A vent at the ceiling.

Other:

Wood shelves are mounted at the south and west walls.

Second Floor, Room 205



Figure 3.304, Old Wallace Library, Second Floor, Room 205, general view looking north.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

Windows:

There are two windows at the east wall and one at the north wall. Each window is the small, rectangular upper section of a double-height, wood, one-over-one window and is located near the floor. Each window has a narrow wood frame.



Figure 3.305, Old Wallace Library, Second Floor, Room 205, general view looking south.

Doors:

There is a hollow-core wood door at the south wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

A vent at the ceiling.



Other:

Wood shelves are mounted at each wall.

Second Floor, Room 206



Figure 3.306, Old Wallace Library, Second Floor, Room 206, general view looking east.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with painted wood paneling and have a narrow wood base.

Windows:

None.

Doors:

There are two hollow-core wood doors at the south wall, one at the east wall, and one at the north wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

A fluorescent light panel at the ceiling.

Plumbing:

A mop sink is located in the janitor's closet at the east end of the room.



Figure 3.307, Old Wallace Library, Second Floor, Room 206, view of the janitor's closet at the east end of the room.

Heating/Cooling:
None.

Other:

The janitor's closet at the east end of the room contains a mop sink and has wood shelving at the walls. It is lit by an exposed bulb with pull string at the ceiling. The ceiling is suspended acoustical tile and the walls are ceramic tile halfway up and gypsum board above.

Second Floor, Room 207



Figure 3.308, Old Wallace Library, Second Floor, Room 207, general view looking southwest.



Figure 3.309, Old Wallace Library, Second Floor, Room 207, view of moisture staining at a ceiling tile.

Ceiling:

The ceiling is covered in suspended acoustical tile. There is moisture staining at one of the tiles in the southeast corner of the room.

Walls:

The walls are ceramic tile halfway up and gypsum board above.

Windows:

The window is obscured by lockers at the east wall.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floor is finished with ceramic tile laid in a geometric pattern.

Mantelpiece/Casework:

None.

Lighting:

A single globe at the ceiling.

Plumbing:

A toilet and wall-mounted sink are located at the west wall.

Heating/Cooling:
A vent at the ceiling.



Figure 3.310, Old Wallace Library, Second Floor, Room 207, view looking southeast toward lockers. The lockers obscure a window at the east wall.

Other:

Metal lockers run the length of the east wall. Paper towel and soap dispensers are mounted at the west wall.

Second Floor, Room 208



Figure 3.311, Old Wallace Library, Second Floor, Room 208, general view looking south.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are ceramic tile halfway up and gypsum board above. The tile exhibits some soiling at the grout.

Windows:

None.

Doors:

There is a hollow-core wood door at the north wall.



Floors:

The floor is finished with ceramic tile laid in a geometric pattern. The tile exhibits some soiling at the grout.

Mantelpiece/ Casework:

None.

Lighting:

A single globe at the ceiling.

Plumbing:

A toilet, urinal, and wall-mounted sink are located along the east wall.

Heating/ Cooling:

A vent at the ceiling.

Other:

Paper towel and soap dispensers and a mirror are mounted above the sink at the east wall.

Ceiling:

The ceiling is covered in suspended acoustical tile.

Walls:

The walls are finished with faux wood paneling.

Windows:

There are two windows at the east wall and one at the south wall. Each window is the small, rectangular upper section of a double-height, wood, one-over-one window and is located near the floor. Each window has a narrow wood frame, a window valance, and is covered with blinds.

Second Floor, Room 209



Figure 3.312, Old Wallace Library, Second Floor, Room 209, general view looking southeast.

Doors:

There is a hollow-core wood door at the west wall.

Floors:

The floor is carpeted.

Mantelpiece/ Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.



Figure 3.313, Old Wallace Library, Second Floor, Room 209, general view looking northwest.

Plumbing:

None.

Heating/ Cooling:

A vent at the ceiling.

Other:

Wood shelves are mounted at the west and south walls.

Second Floor, Room 210



Figure 3.314, Old Wallace Library, Second Floor, Room 210, general view looking southeast.



Figure 3.315, Old Wallace Library, Second Floor, Room 210, view of moisture staining at a ceiling tile.

Ceiling:

The ceiling is covered in suspended acoustical tile. A ceiling tile adjacent to the south wall exhibits moisture staining.

Walls:

The walls are finished with faux wood paneling.

Windows:

None.

Doors:

There is a hollow-core wood door at the north wall.

Floors:

The floor is carpeted.

Mantelpiece/Casework:

None.

Lighting:

Fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/Cooling:

A vent at the ceiling.

Other:

Wood shelves are mounted at each wall.

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Old Jail

Exterior Description

The old jail consists of a central, two-story, higher-roofed section, constructed in the early 20th century, which is flanked by two later additions. It is rectangular in shape, five bays wide and two bays deep, and composed of painted, poured-in-place concrete with a mix of Aquia freestone and exposed brick at the basement level. The rectangular, two-story north addition, constructed in the 1940s, has a slightly lower roof. It is three bays wide and two bays deep and composed of concrete block with painted, poured-in-place concrete at the basement level. The square, one-story south women's prison addition is constructed of poured-in-place concrete with exposed brick at the basement level. Each section has a flat membrane roof. The higher roof has a concrete parapet with corners formed by wedge shapes with tall cross shapes at the outer edges. This roof has a built-in gutter with two outlets toward the north end of the roof, one at the west elevation and one at the east. This section does not have downspouts. The north, lower roof also has a built-in gutter except at the east elevation, where there is a hung metal "K" gutter with corrugated metal downspouts. The one-story addition also has a hung metal "K" gutter with corrugated metal downspout. An exterior-end, five-course American bond brick chimney with concrete cap and metal chimney pot is centered at the south elevation. As the building's site slopes down toward the rear (east) elevation, the basement for the building as a whole is visible only at the east and north elevations. The foundation materials are consistent with the aforementioned basement-level materials.

Windows at the Old Jail are all vinyl replacement windows, typically either four-over-four (at the high-roofed center section) or six-over-six (at the 1940s addition) hung sash. The one-story addition has two square, fixed windows at the west elevation and two four-over-four windows at the east elevation. At one time each window had a concrete sill, but many are now missing. The windows at the north concrete block section also have flush concrete lintels. Most windows at the high-roofed center section and one-story addition have metal bars at the exterior. There are two doors at the first story of the west elevation and two at the basement level of the east elevation. The west elevation doors are both plain metal doors with painted or infilled transoms. The north door has a flush concrete lintel, and the south door has square window centered at the top half. The rear basement doors are both plywood doors. The north door has large, painted metal strap hinges, and the south door is set in a deep opening with wood frame and reveals.

West Elevation (Primary)



Figure 3.316, Old Jail, west elevation, general view looking southeast.

Chimney:
None.



Figure 3.317, Old Jail, roof, view looking south toward higher roof.



Figure 3.318, Old Jail, roof, view looking northwest over lower, sloped membrane roof.

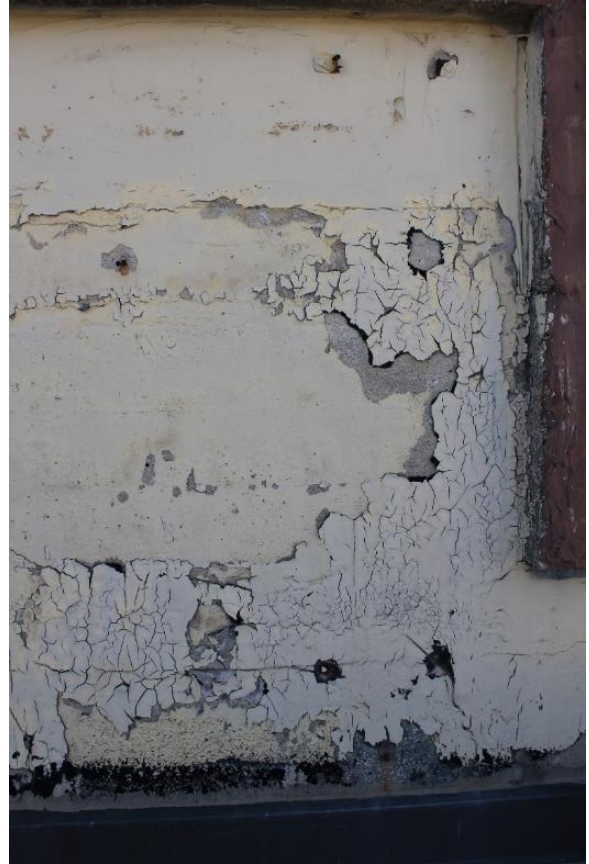


Figure 3.319, Old Jail, roof, view of paint deterioration at transition between low and high roof.



Figure 3.320, Old Jail, roof, view of higher flat membrane roof looking south. Note the parapets.



Figure 3.321, Old Jail, roof, view of sloped membrane roof at the one-story south wing.

Roof:

All roofs are membrane roofs. The high central roof is flat and has an internal drain and scupper drains at the east and west parapets. The lower, north roof slopes down toward a hung gutter at the east elevation. The roof at the south one-story section slopes down toward a hung gutter at the south elevation. The parapet at the high roof is of concrete that is painted at the exterior and higher at the corners. A weather vane is located at the northwest corner. The parapet corners are formed by wedge shapes with tall cross shapes at the outer edges. The north roof has a low parapet with metal coping and there is an access hatch at the lower roof near the intersection with the higher roof. The south, one-story wing also has metal coping.

Cornice:

None.

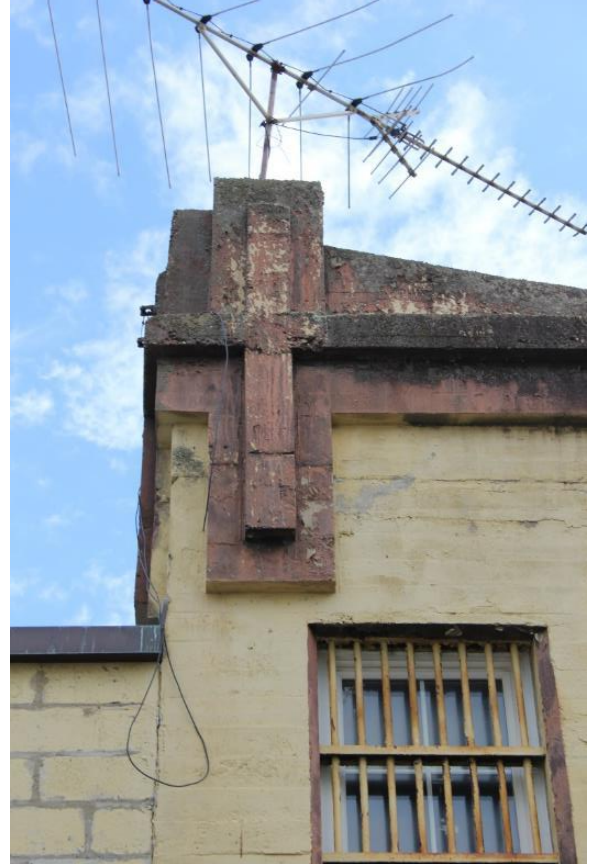


Figure 3.322, Old Jail, west elevation, view from the ground of parapets at higher roof. Note the transition in wall materials from concrete block (left) to poured-in-place concrete (right).



Figure 3.323, Old Jail, west elevation, detail view of painted concrete block wall. Note the areas of paint loss.



Figure 3.324, Old Jail, west elevation, view of a crack underneath the first-story window south of the northernmost door.



Figure 3.325, Old Jail, west elevation, view of a typical vinyl replacement window at the low-roofed north section.

Wall:

The wall is painted concrete block at the north (lower-roofed) section, painted, poured-in-place concrete at the south (higher-roofed) section, and partially-painted poured-in-place concrete at the south (one-story) wing. There is paint loss throughout, particularly at the second story of the north section. There are several vertical cracks near the foundation.



Figure 3.326, Old Jail, west elevation, view of typical second-story windows at the high-roofed south section. Note the concrete spalling where the sills are missing.



Figure 3.327, Old Jail, west elevation, view of a typical vinyl replacement first-story window at the high-roofed south section.

Windows:

The three-bay, lower-roofed north end of the building has two windows at the first story and three at the second. The southernmost bay includes a first-story door. All windows are six-over-six, hung, vinyl replacement windows with concrete sills and lintels. The sills are painted and project slightly from the wall and the lintels are unpainted and flush. The six-bay, higher roofed section of the building has a central door at the first story, and all windows are four-over-four vinyl replacement windows, with two at either side of the door and six at the second story. The second-story windows are covered with metal bars. The first-story windows all have concrete sills, however all sills are missing at the second story except at the center window. The concrete walls are spalling

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where the sills are missing. At the one-story wing there are two vinyl, one-light, rectangular, fixed windows covered by metal bars and with concrete sills.



Figure 3.328, Old Jail, west elevation, view of north door.

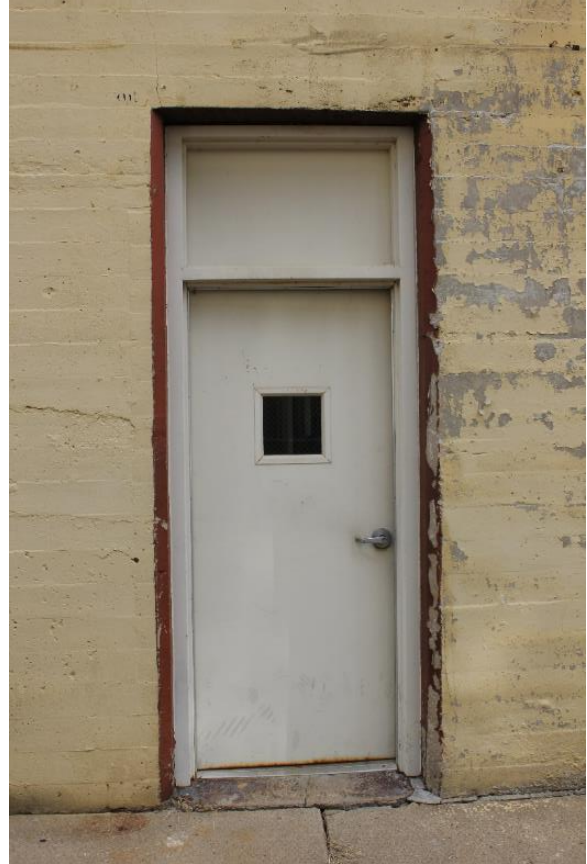


Figure 3.329, Old Jail, west elevation, view of south door.



Figure 3.330, Old Jail, west elevation, view of cracked concrete at threshold of south door.

Doors:

The southernmost bay of the lower-roofed north end of the building contains a plain metal door with brushed aluminum lever handle, narrow metal frame with a narrow rectangular

painted transom, and a flush concrete lintel. The center bay of the higher-roofed south end of the building contains a plain metal door with a brushed aluminum lever handle and a square window centered at its top half. The door has a narrow metal frame with a large, infilled, rectangular transom. The deep-set, painted door opening in the poured-in-place concrete wall has a beveled edge. The concrete threshold of this door is cracked.

Foundation:

The foundation is not visible at this elevation.



Figure 3.331, Old Jail, west elevation, view of uneven concrete walk.

Site:

An asphalt drive is located between the west elevation of the Old Jail and the east elevation of the courthouse, and there is a concrete walk adjoining the Old Jail's foundation. Some sections of the walk are uneven.

North Elevation



Figure 3.332, Old Jail, north elevation, general view looking south. Note the large areas of paint loss at the wall.

Chimney:
None.

Roof:
Each section of the building has a membrane roof.

Cornice:
None.

Wall:
The wall is painted concrete block and exhibits large areas of paint loss.



Figure 3.333, Old Jail, north elevation, view of first-story window.

Windows:

Windows are six-over-six, hung, vinyl replacement windows with concrete sills and lintels, identical to those at the west elevation. There are two at the first story and one at the west bay of the second story. At the basement level near the stair landing there is a single square, one-light, vinyl replacement window.

Doors:
None.

Foundation:
Painted concrete block.

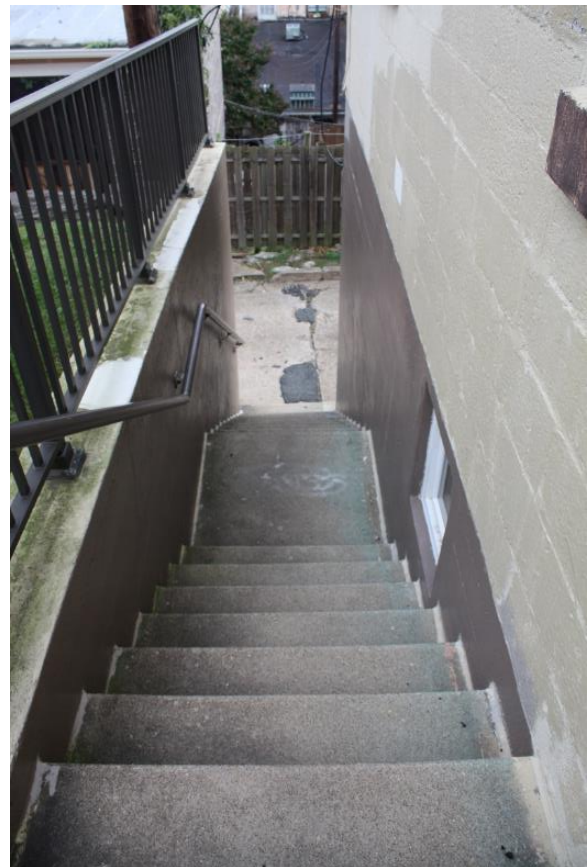


Figure 3.334, Old Jail, north elevation, view of stairwell to basement level.

Site:

A concrete walk wraps around from the west elevation and leads to a concrete stairwell that descends below grade and accesses the rear of the building. The stairwell has a metal rail at grade and a metal handrail along its north wall.



East Elevation



Figure 3.335, Old Jail, east elevation, general view of north end.



Figure 3.336, Old Jail, east elevation, general view of south end. Note the mix of building materials at each section.



Figure 3.337, Old Jail, east elevation, general view of one-story wing at south end.

Chimney:

None.

Roof:

Each section of the building has a membrane roof.

Cornice:

None.

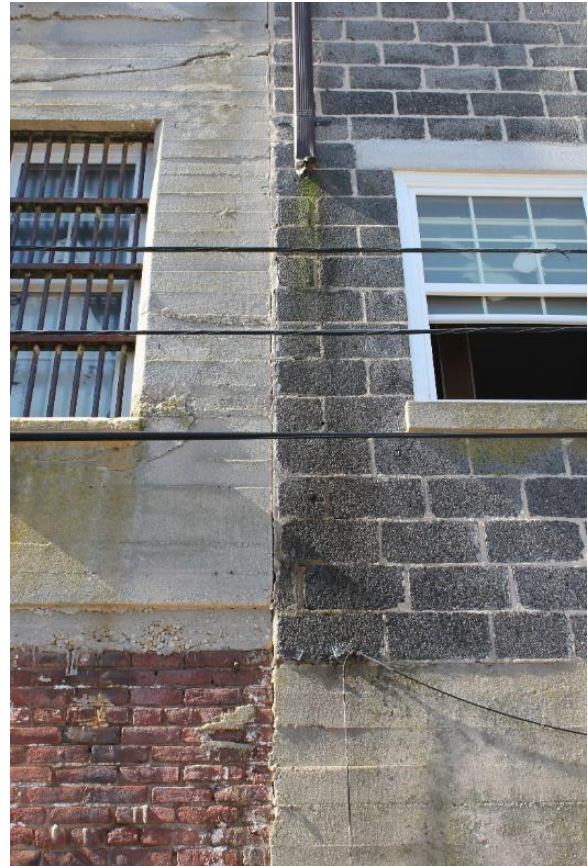


Figure 3.338, Old Jail, east elevation, view of intersection of high- and low-roofed sections at the north end of the building. Note the mix of building materials and the damaged, truncated downspout.



Figure 3.339, Old Jail, east elevation, view of basement at intersection of high- and low-roofed sections at the north end of the building. Note the large area of biological growth.



Figure 3.340, Old Jail, east elevation, view of mix of rustic masonry and brick at the basement level at two-story center section.



Figure 3.342, Old Jail, east elevation, detail view of brick at basement level of center section; note the efflorescence.



Figure 3.341, Old Jail, east elevation, detail view of rustic masonry at basement level; note the large areas of mortar loss.

Wall:

The wall is a mix of materials due to a complex chronology of construction. The northernmost, lower-roofed section has partially-painted, poured-in-place concrete at the basement level and dark gray, unpainted concrete block above. At the basement level, the main, higher-roofed section has brick at the north third and rustic masonry at the remaining two-thirds. The upper stories are poured-in-place concrete. At the one-story wing, there is brick at the basement level and poured-in-place concrete above. At the intersection of the high- and low-roofed sections at the basement level, there is a large area of biological growth. The rustic masonry exhibits large areas of mortar loss, and there is efflorescence at the brick. There are step cracks in the brick wall at the head of the south door. At the concrete block wall, a downspout is damaged and truncated just above the level of the first-story windows.



Figure 3.343, Old Jail, east elevation, view of one of the vinyl replacement windows at the basement level of the main, high-roofed section.

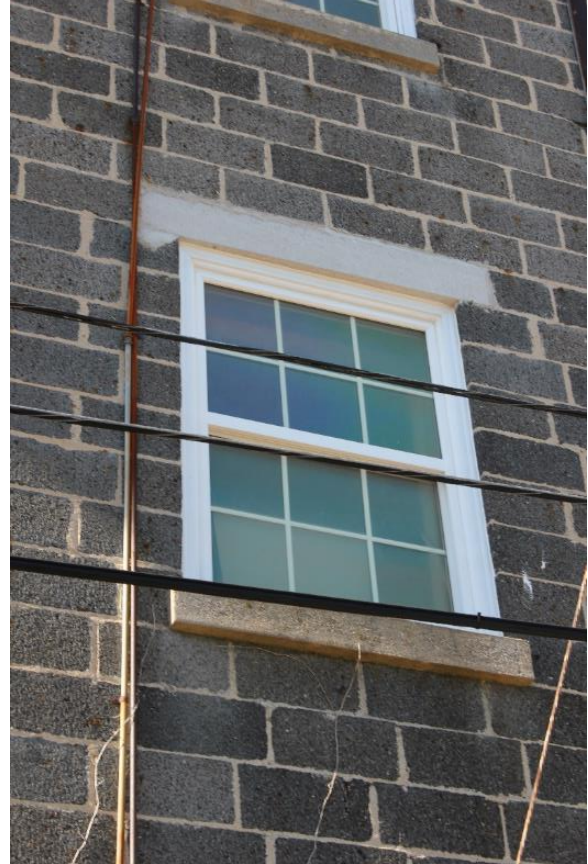


Figure 3.344, Old Jail, east elevation, view of one of the vinyl replacement windows at the second story of the north, low-roofed section.



Figure 3.345, Old Jail, east elevation, view of a first-story window at the one-story south wing.

Windows:

At the northernmost section the windows are six-over-six, hung, vinyl replacement windows with concrete sills and lintels. The sills project slightly and the lintels are flush. The basement windows at this section have no sills or lintels and are covered by metal bars. At the center brick basement section, there is a four-light, square, vinyl replacement window covered with bars. There is a vent at the rustic masonry section. At the central section's upper stories, there are four-over-four, hung, vinyl replacement windows, six at the first story and six at the second story. All are covered by bars except the three southernmost first-story windows. Some have concrete sills and others are missing sills. At the one-story wing, there are two, four-over-

four, hung vinyl replacement windows at the second story; they are covered by metal bars and have concrete sills.

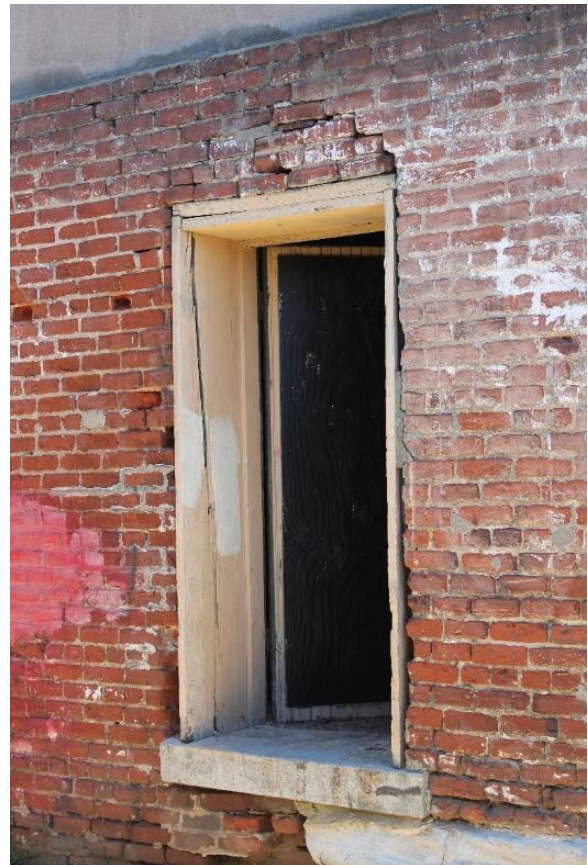


Figure 3.346, Old Jail, east elevation, view of south door at one-story wing. Note the large vertical crack in the door frame, the lack of steps to access the door, and step cracks at the brick wall above the door.



Figure 3.347, Old Jail, east elevation, view of north door at the high-roofed section. Note the lack of steps to access the door.

Doors:

At the south end of the center exposed brick section at basement level there is a simple plywood door with large, painted metal strap hinges, a metal latch with removable key lock, and a flat, painted wood frame. At the north bay of the basement of the one-story wing, there is a plywood door set in a deep opening with a narrow wood frame, wood reveals, and a concrete threshold. This door has a large, vertical crack at the door frame. Both doors are set high on the wall with no steps to access them.

Site:

A concrete alley abuts the building.

South Elevation



Figure 3.348, Old Jail, south elevation, general view looking north.



Figure 3.349, Old Jail, south elevation, general view of one-story wing.

Chimney:

An exterior end, five-course American bond brick chimney with concrete cap and metal chimney pot is centered at the south elevation.

Roof:

Each section of the building has a membrane roof.

Cornice:

None.



Figure 3.350, Old Jail, south elevation, view of parapet. Note the heavy paint loss and biological growth.



Figure 3.351, Old Jail, south elevation, view of an area of loss in the concrete wall at the southeast corner of the one-story wing.



Figure 3.352, Old Jail, south elevation, view of spalling just below the cornice.

Wall:



The wall is of poured-in-place concrete at both the main building and the one-story wing. The wing wall is partially painted. The west end of the parapet exhibits particularly heavy paint loss and biological growth. There is a large area of loss in the concrete block wall at the southeast corner of the one-story wing. Just below the cornice, the wall surface is spalling.



Figure 3.353, Old Jail, south elevation, view of second-story windows west of the chimney. Note the missing sills at both windows and removed bars at the east window. The concrete is spalling where the sills were formerly located.

Windows:

Windows are four-over-four, hung, vinyl windows covered by bars. There is a pair of windows at the first story west of the chimney. Both have concrete sills. At the second story, there is a pair of windows to either side of the chimney. These are covered by bars; however, the bars are removed from the lower sashes of the windows closest to the chimney. All of the second-story windows are missing sills except for the far east window; the concrete wall is spalling where the sills are missing.

Doors:

None.

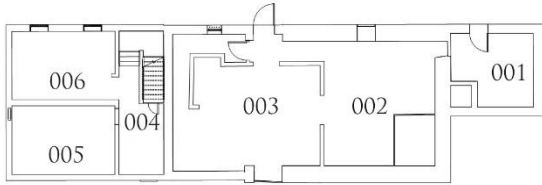
Site:

An asphalt parking lot abuts the building. There is a large condenser unit west of the one-story wing, close to and connected to the building.

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Old Jail Interior Description

Basement



Key Plan 11: Old Jail - Basement

Basement, Room 001



Figure 3.354, Old Jail, Basement, Room 001, general view looking southwest. Note the many moisture-deteriorated cardboard boxes and papers stored in the room and moisture staining under the infilled window.

Ceiling:

The ceiling is of poured-in-place concrete.



Figure 3.355, Old Jail, Basement, Room 001, view of efflorescence at the south brick wall.

Walls:

The east, south, and west walls are brick at the lower two-thirds and poured-in-place concrete at the upper third. The north wall is concrete block at the lower two-thirds and poured-in-place concrete at the upper third. There is moisture staining at the brick below the south wall's window opening and the west wall's coal chute.

Windows:

At the west end of the south wall is a rectangular window opening with concrete sill. It is infilled with concrete block.



Figure 3.356, Old Jail, Basement, Room 001, view of the board-and-batten inner face of the door at the east wall.

Doors:

There is one door at the east wall. Its outer face is plywood and its inner face is unfinished board-and-batten with a rectangular window that is infilled with plywood. The door has an unfinished wood frame. It is heavily soiled with dirt and cobwebs. The two strap hinges and outer metal latch are rusted.

Floors:

The floor is of concrete. It is covered with dirt and other debris, mostly from the large number of moisture-deteriorated cardboard boxes and papers stored in the room.

Mantelpiece/Casework:

None.



Lighting:

There is an exposed incandescent bulb at the south wall adjacent to the window opening.

Plumbing:

None.

Heating/Cooling:

None.



Figure 3.357, Old Jail, Basement, Room 001, view of the coal chute at the west wall. Note that the chute is heavily soiled and there is moisture staining at the wall below.

Other:

A coal chute is located at the south end of the west wall. It is heavily soiled throughout.

Basement, Room 002



Figure 3.358, Old Jail, Basement, Room 002, general view looking south.

The ceiling is of poured-in-place concrete; it has some areas of loss and patching.



Figure 3.360, Old Jail, Basement, Room 002, view of efflorescence at stone walls.



Figure 3.359, Old Jail, Basement, Room 002, view of poured-in-place concrete ceiling. Note the areas of loss and patching.

Ceiling:





Figure 3.361, Old Jail, Basement, Room 002, detail view of efflorescence and moisture staining at stone walls.



Figure 3.362, Old Jail, Basement, Room 003, view of a mechanical grille and metal bars at the east wall; note that the bars are rusted.

Walls:

The north wall is of brick and the remaining walls are of stone. An opening at the west wall is covered over at the outer wall with a mechanical grille and toward the center of the opening with metal bars, which are rusted. The stone walls exhibit areas of efflorescence and moisture staining.

Windows:

None.

Doors:

A former door opening at the east end of the south wall is infilled with concrete block.

Floors:

The floor is concrete.

Mantelpiece/ Casework:

None.

Lighting:

There are several pairs of fluorescent light fixtures at the ceiling, each with a wire cage housing.

Plumbing:

Pipes run throughout most of the room several feet below ceiling height.

Heating/ Cooling:

A furnace is located near the southwest corner of the room.

Basement, Room 003



Figure 3.363, Old Jail, Basement, Room 003, general view looking north in the hall at the east wall. Note the stored material making it difficult to access all parts of the room.

Ceiling:

The ceiling is of poured-in-place concrete and exhibits areas of loss and patching; some of the pipes at the ceiling are exposed and rusted.



Figure 3.364, Old Jail, Basement, Room 003, general view looking south.

Walls:

All walls are of brick, except for the south end of the west wall, which is of concrete block. The latter wall exhibits efflorescence and moisture staining. At the north, inner brick wall, there is a ghost of a former staircase leading to the first story.

Windows:

A four-light, square, vinyl replacement window covered with bars at the exterior is located north of the door at the east wall. It has an unfinished wood frame.



Figure 3.365, Old Jail, Basement, Room 003, general view looking southwest. Note the area of concrete block wall, which exhibits efflorescence and moisture staining.



Figure 3.366, Old Jail, Basement, Room 003, view of the poured-in-place concrete ceiling. Note the areas of loss, patching, and exposed, rusted rebar and rusted pipes.



Figure 3.367, Old Jail, Basement, Room 003, view of the north, inner brick wall. Note the ghost of a former staircase.



Figure 3.368, Old Jail, Basement, Room 003, view of the four-light, square, vinyl replacement window at the east wall and the adjacent interior door. Note the area of loss at the door.

Doors:



A wood door with center panel, metal butt hinges, and a plain wood frame is located toward the center of the hallway area east of the main room. The panel has an area of loss. A deep-set exterior door is located at the east wall; it is a simple plywood door with exterior latch closure and metal strap hinges; at the interior, the door has a metal frame, which is rusted.



Figure 3.369, Old Jail, Basement, Room 003, view of the rusted frame of the exterior door at the east wall.

Floors:

The floor is of concrete.

Mantelpiece/ Casework:

None.

Lighting:

None.

Plumbing:

Pipes run throughout most of the room several feet below ceiling height.

Heating/ Cooling:

None.

Other:

There are many stored materials in the room, making it difficult to access all spaces.

Basement, Room 004



Figure 3.370, Old Jail, Basement, Room 004, general view looking west. Note the holes at the south wall; the former door opening infilled with concrete block; the large areas of paint loss; and the mix of building materials at the walls.



Figure 3.371, Old Jail, Basement, Room 004, general view looking east toward the stair.

Ceiling:

The ceiling consists of exposed floor framing.

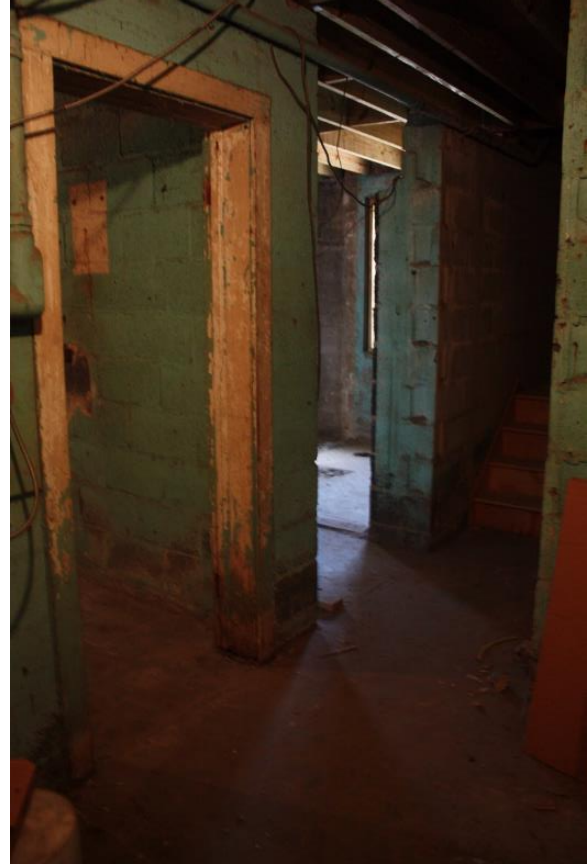


Figure 3.372, Old Jail, Basement, Room 004, general view looking northeast. Note the heavy paint loss at the door frame leading to Room 005.



Figure 3.373, Old Jail, Basement, Room 004, detail view of holes at the south wall.

Walls:

The south wall is of brick and the west wall is of brick at the south end and poured-in-place concrete at the north end. This wall is

covered by wood framing. All remaining walls are of concrete block. There are several holes at the south wall and large areas of paint loss throughout.

Windows:
None.

Doors:
A wood door with painted, flat wood trim leads to the space under the stairs. A former door opening at the west wall is infilled with concrete block and partially covered by nailed-on, horizontal wood slats. A door opening with flat wood trim is located at the north wall and leads to Room 005; there is heavy paint loss at the trim.

Floors:
The floor is of concrete.



Figure 3.374, Old Jail, Basement, Room 004, view of the staircase.

Mantelpiece/Casework:

An enclosed half-turn stair at the east end of the room leads from the basement to the first story, located directly under the set of stairs from Room 109 to Room 202. It is constructed of unfinished wood, including the stringers, with unfinished particle board at the landing, and does not have a handrail. The stairwell has concrete block walls except at the north wall of the upper flight, where there is a gypsum board wall. The ceiling above the landing consists of exposed floor framing.

Lighting:
There is an exposed bulb at the ceiling.

Plumbing:
None.

Heating/Cooling:
None.



Figure 3.375, Old Jail, Basement, Room 004, view of the electrical panel and exposed wiring at the north wall.

Other:
There is an electrical panel at the north wall. The wires leading to it are exposed.

Basement, Room 005



Figure 3.376, Old Jail, Basement, Room 005, general view looking northwest.



Figure 3.377, Old Jail, Basement, Room 005, general view looking north. Note the single square, vinyl replacement window and holes at the north wall; the large areas of paint loss at each wall; and the heavily soiled floor.



Figure 3.378, Old Jail, Basement, Room 005, general view looking south.

Ceiling:

The ceiling consists of exposed floor framing.



Figure 3.379, Old Jail, Basement, Room 005, detail view of holes at the east wall.

Walls:

The interior walls (east and south) are of concrete block and the exterior walls (north and west) are of poured-in-place concrete. There are holes at the north and east walls and each wall exhibits large areas of paint loss. A large vertical crack is located under the window at the north wall.

Windows:

There is a square, one-light vinyl replacement window at the north wall directly across from the entry door.

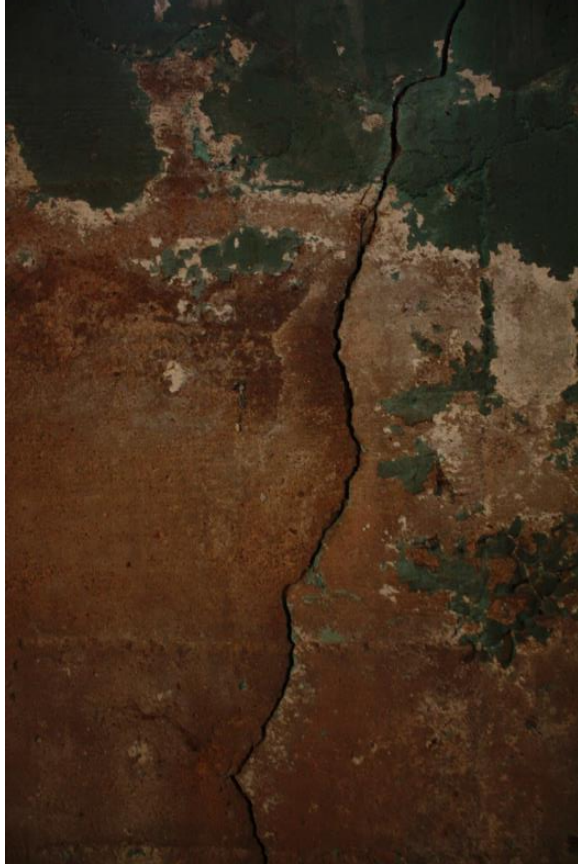


Figure 3.380, Old Jail, Basement, Room 005, detail view of a vertical crack underneath the window at the north wall.

Doors:

A doorway with flat wood trim is located at the east end of the south wall. The trim exhibits heavy paint loss.

Floors:

The floor is of concrete.

Mantelpiece/Casework:

None.

Lighting:

There is an exposed incandescent bulb at the ceiling.

Plumbing:

None.



Heating/Cooling:

None.

Basement, Room 006



Figure 3.381, Old Jail, Basement, Room 006, general view looking northeast.



Figure 3.382, Old Jail, Basement, Room 006, general view looking south. Note the electrical panel with exposed wires; moisture staining of the south wall; general paint loss at each wall; and the unfinished wall framing at the west wall.

Ceiling:

The ceiling consists of exposed floor framing.

Walls:

The interior walls (south and west) are of concrete block and the exterior walls (north and east) are of poured-in-place concrete, with wood framing at the west wall. There is a large area of moisture staining under the

electrical panel at the south wall, and each wall exhibits paint loss.

Windows:

There are two six-over-six, vinyl replacement windows at the east wall. Each has an unfinished wood frame.

Doors:

None, although there is an opening at the south wall.



Figure 3.383, Old Jail, Basement, Room 006, view of the remnants of a former bathroom floor and shower stall in the northeast corner of the room.

Floors:

The floor is of concrete except for an L-shaped area of tile at the northeast corner, a remnant of a former bathroom. Adjacent to the tiled area is scarring from a former shower stall.

Mantelpiece/ Casework:

None.

Lighting:

None.

Plumbing:

None.

Heating/ Cooling:

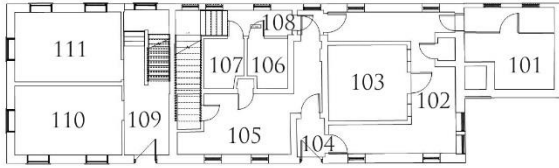
None.

Other:



There is an electrical panel at the south wall. The wires leading to it are exposed.

First Floor



Key Plan 12: Old Jail – 1st Floor

First Floor, Room 101



Figure 3.384, Old Jail, First Floor, Room 101, general view looking south at the east end of the room. Note the iron bars for the jail cell at the west end of the room.

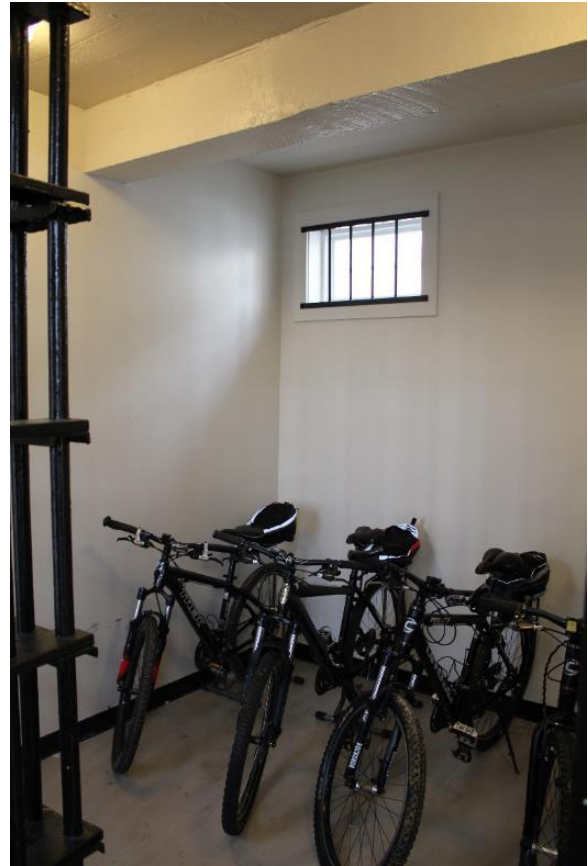


Figure 3.385, Old Jail, First Floor, Room 101, general view looking southwest inside the jail cell. Note that the cell is now used for storage of police bicycles.

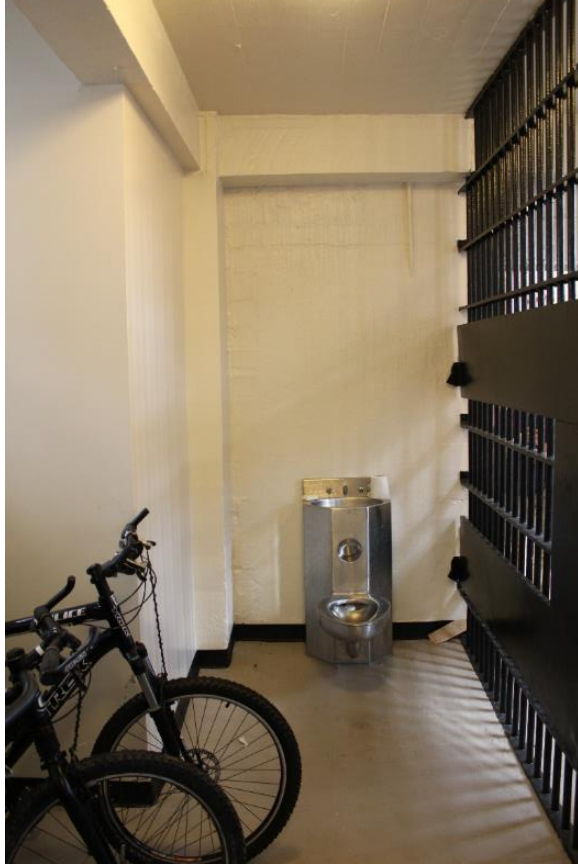


Figure 3.386, Old Jail, First Floor, Room 101, general view looking north inside the jail cell.

Ceiling:

The ceiling is of poured-in-place concrete.

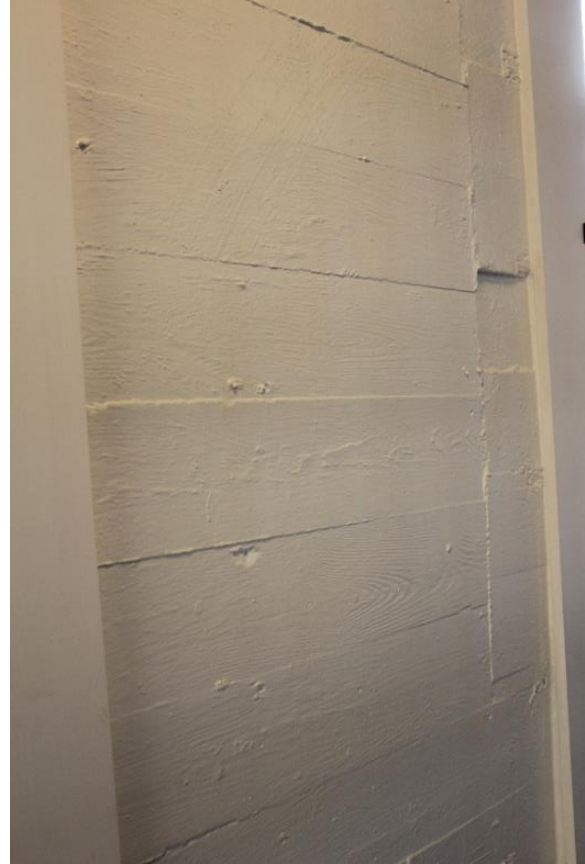


Figure 3.387, Old Jail, First Floor, Room 101, detail view of the poured-in-place concrete east wall between the two windows.

Walls:

The east wall and the east end of the north wall are of poured-in-place concrete, and the remaining walls are of gypsum board. All walls have a vinyl base. Finishes throughout the room are typically newer and in good condition.

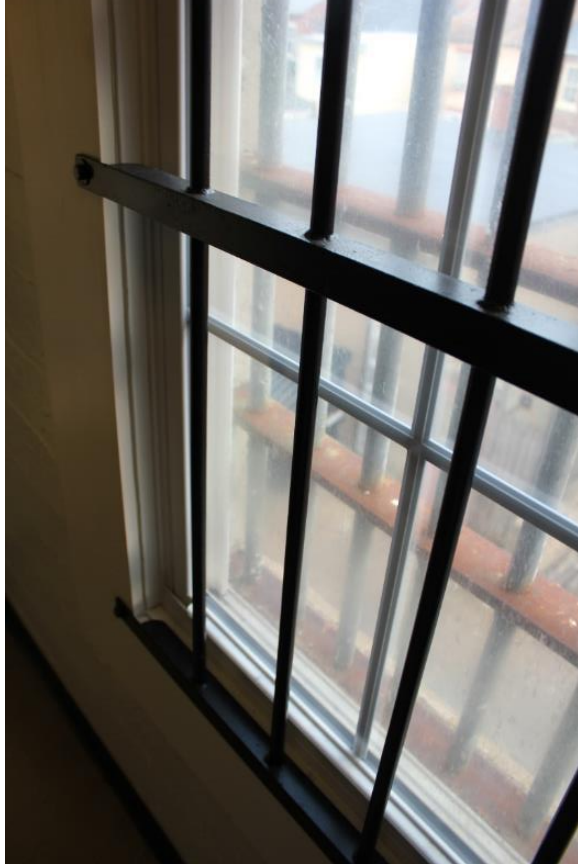


Figure 3.388, Old Jail, First Floor, Room 101, detail view of one of the vinyl replacement windows at the east wall.

Windows:

At the east wall are two modern, vinyl replacement, four-over-four hung windows. At the west wall are two modern, vinyl replacement, one-light rectangular windows. All windows are covered by metal bars at the interior and have plain, flat wood trim.

Doors:

At the east end of the north wall is a metal door leading to Room 102.

Floors:

The floor is of painted concrete.

Mantelpiece/Casework:

None.

Lighting:

There are two square light fixtures at the ceiling.

Plumbing:

A stainless steel toilet is located toward the center of the north wall.

Heating/Cooling:

An air conditioner wall unit is mounted at the ceiling outside of the jail cell.

Other:

The west end of the room is a jail cell. Floor-to-ceiling metal bars with a central door run north-to-south, dividing the cell from the walkway. The room is currently used for storage of police bicycles.

First Floor, Room 102



Figure 3.389, Old Jail, First Floor, Room 102, view looking north at the east hall.



Figure 3.390, Old Jail, First Floor, Room 102, view looking southwest at three typical, four-over-four vinyl replacement windows with interior bars.

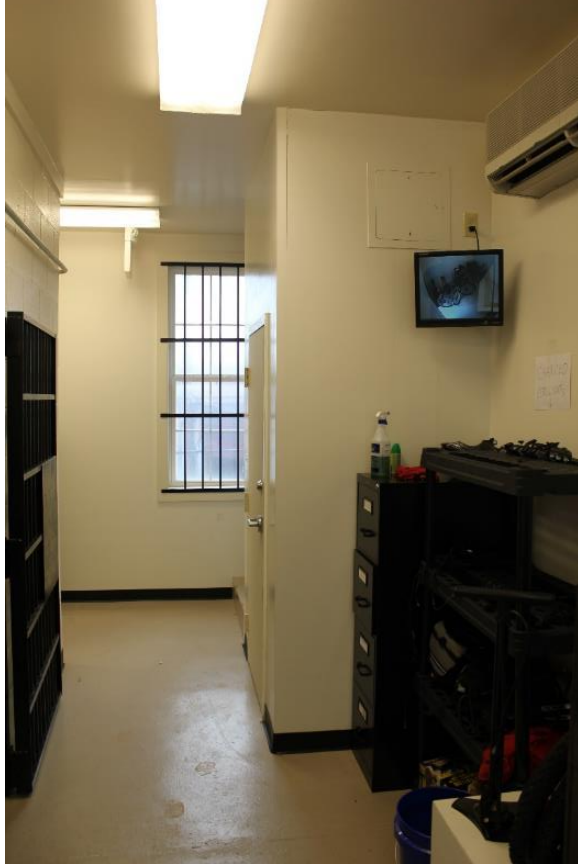


Figure 3.391, Old Jail, First Floor, Room 102, view looking east.

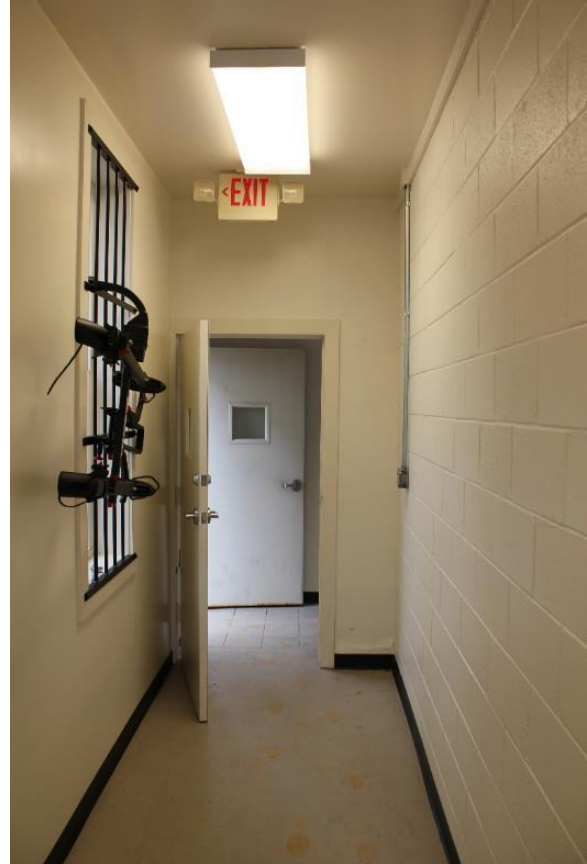


Figure 3.392, Old Jail, First Floor, Room 102, view looking north at the west hall.

Ceiling:

The ceiling is of gypsum board.

Walls:

The walls are of gypsum board, except for the walls at the interior jail cell, which are of concrete block. Finishes throughout the room are typically newer and in good condition.

Windows:

All windows are modern, vinyl replacement, four-over-four hung windows covered by metal bars at the interior. Each has plain, flat wood trim. There are two windows at the east wall, two at the west, and two at the west end of the south wall.



Figure 3.393, Old Jail, First Floor, Room 102, view of a typical metal door at the north end of the east hall.

Doors:

The door to the jail cell at the center of the room consists of vertical and horizontal metal bars and has flat wood trim. Three other doors, two at either end of the north wall and one at the closet at the south wall, are metal with brushed aluminum hardware, including lever handles and deadbolts, and flat wood trim. The westernmost door of the north wall has a square window centered at the top half. There is a metal door at the south wall leading to Room 101.

Floors:

The floor is of concrete.



Figure 3.394, Old Jail, First Floor, Room 102, view of the concrete stair between Rooms 101 and 102. Note the small areas of loss at the ends of the treads.

Mantelpiece/ Casework:

A short flight of concrete stairs leads up from Room 102 to Room 101 at the east end of the south wall. A rounded metal handrail is mounted at the stringer along the west wall of the closet. There are small areas of loss at the ends of the stair treads.

Lighting:

There are several fluorescent light panels at the ceiling.

Plumbing:

None.

Heating/ Cooling:

An air conditioner wall unit is mounted at the south wall near the ceiling.

Other:

A closet is located near the east end of the south wall. Its walls and ceiling are finished with gypsum board, the floor is of concrete, and it contains coat hooks and safes.

First Floor, Room 103



Figure 3.395, Old Jail, First Floor, Room 103, general view looking northwest. Note that additional police bicycles are stored in this room.



Figure 3.396, Old Jail, First Floor, Room 103, general view looking south. Note the interior barred windows.

Ceiling:

The ceiling is of gypsum board.



Walls:

All walls are of concrete block except for the north wall, which is of gypsum board. There are plain, painted wood boards along the top edge of the concrete block walls.

Windows:

At the south wall are two unglazed interior windows with metal bars and narrow wood trim.



Figure 3.397, Old Jail, First Floor, Room 103, view of the jail cell door.

Doors:

The jail cell door at the center of the south wall consists of vertical and horizontal metal bars and has flat metal trim.

Floors:

The floor is of concrete.

Mantelpiece/ Casework:

None.

Lighting:

There are two square light fixtures at the ceiling.

Plumbing:

A stainless steel toilet is located at the east end of the north wall.

Heating/ Cooling:

None.

Other:

A bench is bolted to the floor at the south end of the east wall.

First Floor, Room 104



Figure 3.398, Old Jail, First Floor, Room 104, general view looking east. Note the rust stains at the floor.

Ceiling:

At the east vestibule and center hall, the ceiling is of poured-in-place concrete. At the west vestibule the ceiling is of gypsum board.

Walls:

The walls are of gypsum board at the west vestibule and center hall, with a vinyl base at the west vestibule. At the center hall, the walls are concrete along the top edges. The walls are of concrete at the east vestibule.

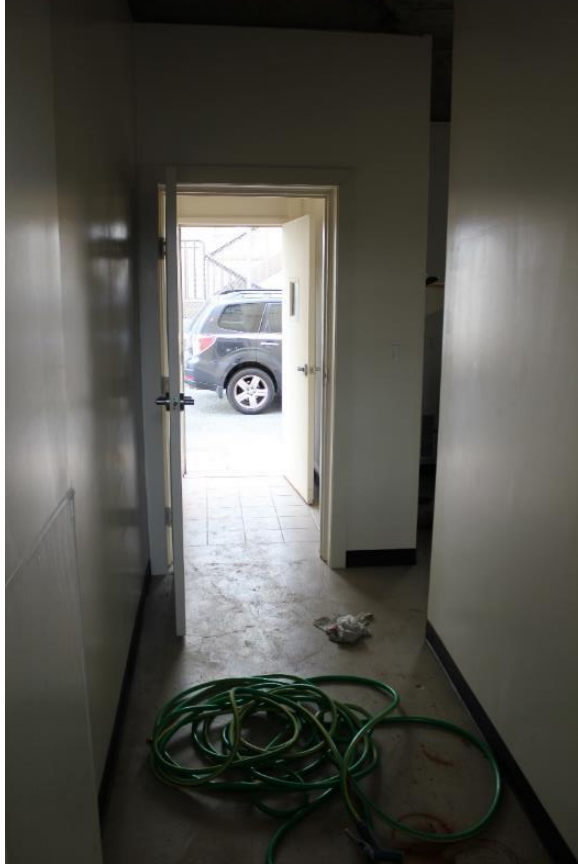


Figure 3.399, Old Jail, First Floor, Room 104, general view looking west.

Windows:

There is a four-over-four vinyl replacement window with flat wood trim at the east wall of the east vestibule. A large, rectangular, unglazed interior window with four metal bars is located above the metal jail cell door in the east vestibule.

Doors:

The west vestibule has a door at each wall except the north wall. Each door is metal with flat wood trim and brushed aluminum hardware, including lever handles. The exterior door has a square window centered at the top half and an infilled transom. The east vestibule has a door at each wall except the west wall. The south and west doors are metal with brushed aluminum hardware and

flat wood trim. The north door is a metal door to a jail cell area; it is reinforced with painted metal bars and a large slide lock. This door exhibits heavy paint crazing and rusting.



Figure 3.400, Old Jail, First Floor, Room 104, view of east vestibule.

Floors:

The floors are of concrete, which is scored to have the appearance of tile at the west vestibule.

Mantelpiece/Casework:

None.

Lighting:

There is an exposed incandescent bulb at the ceiling in the hallway and both vestibules.



Figure 3.401, Old Jail, First Floor, Room 104, view of poured-in-place concrete ceiling at the center hall. Note that the concrete continues along the top edges of the walls.



Figure 3.402, Old Jail, First Floor, Room 104, view of the jail cell door at the north wall of the east vestibule. Note the paint crazing and rusting throughout.

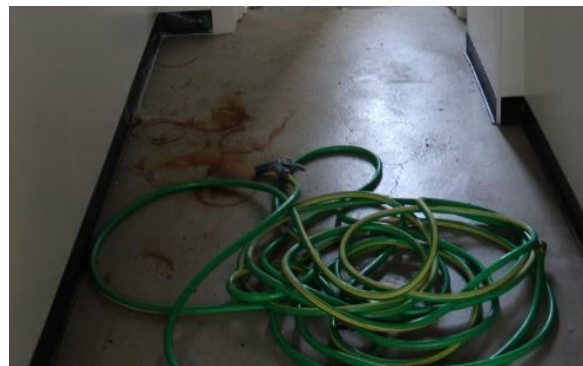


Figure 3.403, Old Jail, First Floor, Room 104, detail view of the circular rust stains at the floor in the center hall.



Figure 3.404, Old Jail, First Floor, Room 104, detail view of the vent at the south wall.

Plumbing:

A vent for the toilet in the adjacent jail cell (Room 103) is housed in a shallow projection at the south wall of the center hall.

Heating/Cooling:

None.

First Floor, Room 105

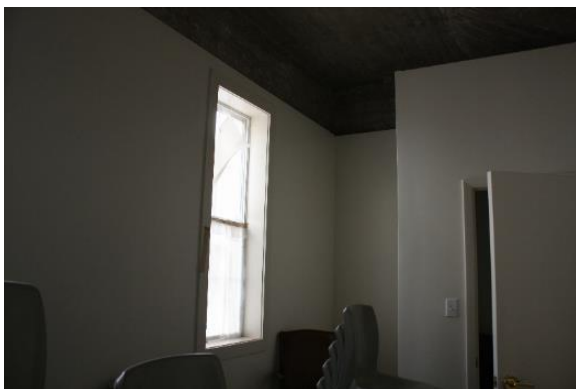


Figure 3.405, Old Jail, First Floor, Room 105, general view looking northwest.

Ceiling:

The ceiling is of poured-in-place concrete. There are linear marks at the south end of the ceiling from former walls.

Walls:

The walls are of poured-in-place concrete with interior gypsum board cladding with a

vinyl base. The gypsum board stops approximately two feet below ceiling height.



Figure 3.406, Old Jail, First Floor, Room 105, general view looking south.



Figure 3.407, Old Jail, First Floor, Room 105, view of the poured-in-place concrete ceiling. Note the linear marks at the ceiling where there were formerly walls.

Windows:

There are two four-over-four vinyl replacement windows with flat wood trim at the west wall. The sashes at both windows are covered with taped-on plastic.

Doors:

A metal door with brushed aluminum hardware and flat wood trim leads to the closet at the northeast corner of the room, and a hollow-core wood door leads to the closet at the center of the east wall. The latter door is missing a knob.

Floors:

The floor is of concrete.

Mantelpiece/Casework:

None.

Lighting:

There are two exposed incandescent bulbs at the ceiling.

Plumbing:

The unfinished closet at the east wall contains plumbing for the adjacent jail cells.

Heating/Cooling:

There is a vent at the base of the west wall near the southwest corner of the room.



Figure 3.408, Old Jail, First Floor, Room 105, view inside closet at north wall. Note the liquid at the floor.



Figure 3.409, Old Jail, First Floor, Room 105, view inside unfinished closet at east wall containing plumbing for the adjacent jail cells. Note the missing knob at the hollow-core door.

Other:

The closet at the east wall is an unfinished space with concrete walls and floor, containing plumbing that services the sinks and toilets in the adjacent jail cells (Rooms 106 and 107). The closet at the west wall has the same finishes as the main room; there is a puddle of brown liquid at the floor.

First Floor, Room 106



Figure 3.410, Old Jail, First Floor, Room 106, view looking west. Note the heavy paint loss at the walls.

Ceiling:

The ceiling is of poured-in-place concrete.



Figure 3.411, Old Jail, First Floor, Room 106, view of graffiti at the wall.



Figure 3.412, Old Jail, First Floor, Room 106, view of graffiti at the wall.

Walls:

The walls are of poured-in-place concrete and have several areas of carved or scratched graffiti; inscriptions include “Harrison Payne,” “spider,” “Ronnie,” “Richard,” and “Oct. 3, 53.” Painted parts of the walls exhibit heavy paint loss.

Windows:

None.

Doors:

None.

Floors:

The floor is of concrete.

Mantelpiece/ Casework:

None.

Lighting:

None.

Plumbing:

At the projection in the northwest corner is a wall-mounted sink at the east wall and a toilet at the south wall. Both are heavily soiled and the toilet is filled with debris so it is unusable.

Heating/ Cooling:

None.



Figure 3.413, Old Jail, First Floor, Room 106, view of bars and door forming east wall of cell.

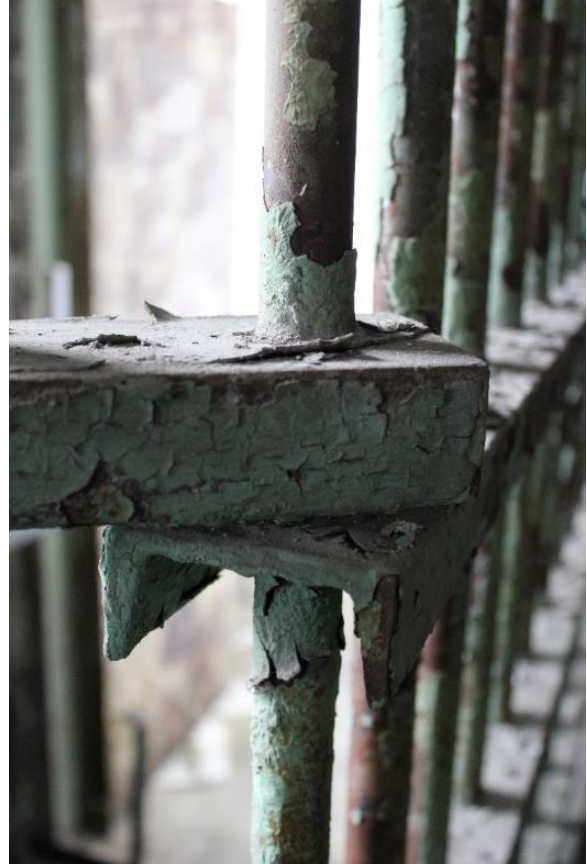


Figure 3.414, Old Jail, First Floor, Room 106, detail view of heavy paint loss and rust at metal bars.

Other:

The room is a jail cell; floor-to-ceiling metal bars form the east wall and have a door at the north end, also of metal bars. The bars are heavily rusted with many areas of paint loss.

First Floor, Room 107



Figure 3.415, Old Jail, First Floor, Room 107, general view looking west.

Ceiling:

The ceiling is of poured-in-place concrete.

Windows:

None.

Doors:

None.

Floors:

The floor is of concrete.

Mantelpiece/Casework:

None.



Figure 3.416, Old Jail, First Floor, Room 107, general view looking east.



Figure 3.417, Old Jail, First Floor, Room 107, detail view of poured-in-place concrete wall.

Walls:

The walls are of poured-in-place concrete.

Lighting:
None.



Figure 3.418, Old Jail, First Floor, Room 107, view of toilet filled with debris.

Plumbing:

At the projection in the southwest corner, there is a wall-mounted sink at the east wall and a toilet at the north wall. Both are heavily soiled and the toilet is filled with debris.

Heating/Cooling:

None.

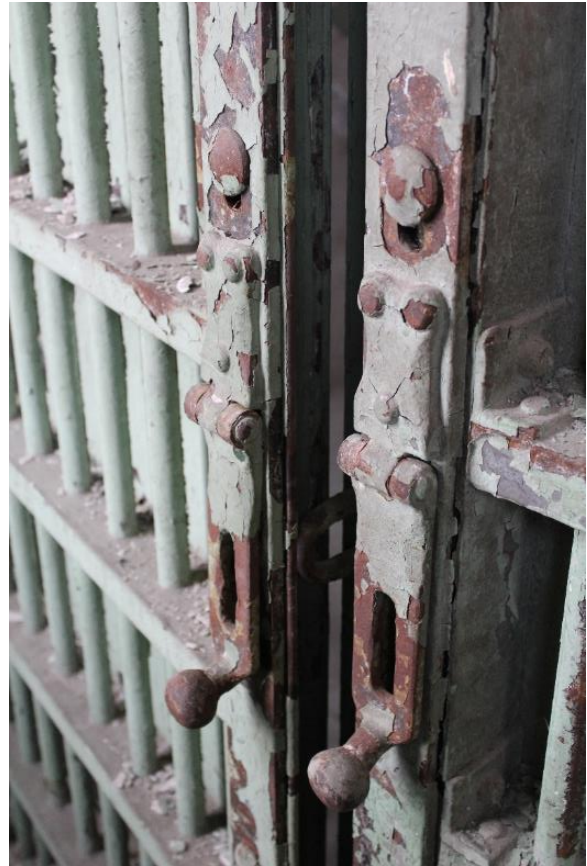


Figure 3.419, Old Jail, First Floor, Room 107, detail view of jail cell doors. Note the heavy paint loss and rust.

Other:

The room is a jail cell. Floor-to-ceiling metal bars form the east wall with a door at the south end, also of metal bars. The bars are heavily rusted with many areas of paint loss.

First Floor, Room 108



Figure 3.420, Old Jail, First Floor, Room 108, general view looking north.

Ceiling:

The ceiling is of poured-in-place concrete.

Walls:

The walls are of poured-in-place concrete.

Windows:

At the east wall, there are three, four-over-four, vinyl replacement windows with unfinished, flat wood trim.



Figure 3.421, Old Jail, First Floor, Room 108, general view looking south.

Doors:

There is one door at the south wall leading to Room 104; it is a metal door reinforced with painted metal bars and a large slide lock.

Floors:

The floor is of concrete.



Figure 3.422, Old Jail, First Floor, Room 108, view of stair from first story; note the small areas of loss at the ends of the treads.

Mantelpiece/Casework:

An enclosed quarter-turn stair at the north end of the room leads to Room 201 at the second floor. It has a short lower flight and long upper flight. It is of concrete construction, including the stringers, and does not have a handrail. The stairwell has poured-in-place concrete walls and ceiling. There is a crack in one of the walls. At the ends of the stair treads there are small areas of loss.

Lighting:

None.

Plumbing:

None.

Heating/Cooling:



None.

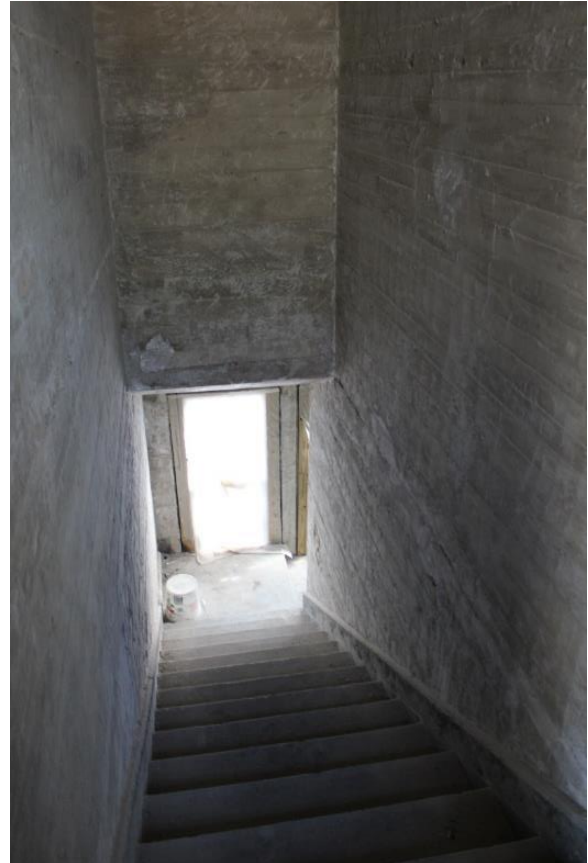


Figure 3.423, Old Jail, First Floor, Room 108, view of stair from second story.



Figure 3.424, Old Jail, First Floor, Room 108, view of a crack in the wall at the stair hall.

First Floor, Room 109



Figure 3.425, Old Jail, First Floor, Room 109, general view looking east. Note the unfinished state of the room.

Ceiling:

The ceiling is of gypsum board. The room as a whole is in an unfinished state.

Walls:

The north and east walls are of gypsum board, the south wall is of concrete, and the west wall is of unfinished particle board.



Figure 3.426, Old Jail, First Floor, Room 109, general view looking west from stair hall. Note the exposed insulation along the top of the north wall.

Windows:

At the stair landing, there is one, six-over-six, vinyl replacement window with an unfinished wood frame.

Doors:

At the west wall, there is a metal exterior door with brushed aluminum lever handle, narrow metal frame with a narrow rectangular painted transom, and a flush concrete lintel. There are two door openings without frames at the north wall, one accessing Room 110 and the other accessing Room 111.



Figure 3.427, Old Jail, First Floor, Room 109, view of the window at the stair landing.

Floors:

The floor is of unfinished particle board.

Mantelpiece/Casework:

An enclosed half-turn stair at the east end of the room leads to Room 202 at the second floor. It has a short lower flight and long upper flight, and is constructed of unfinished wood, including the stringers, with unfinished particle board at the landing. There is no handrail. The stairwell has a concrete east wall at the landing, a concrete south wall at the upper flight, and the remaining walls and lower-flight ceiling are gypsum board. At the top of the north wall at the lower level, there is exposed framing and insulation. Beginning at the landing, the stairwell ceiling is open to the second floor.



Figure 3.428, Old Jail, First Floor, Room 109, view looking east at the lower flight of stairs and the landing.

Lighting:
None.

Plumbing:
None.

Heating/Cooling:
None.



Figure 3.429, Old Jail, First Floor, Room 109, view of the upper flight of stairs.

First Floor, Room 110



Figure 3.430, Old Jail, First Floor, Room 110, general view looking south. Note the unfinished state of the room and the large quantity of stored furniture and other materials.



Figure 3.431, Old Jail, First Floor, Room 110, view of exposed wood floor framing at the ceiling.

Ceiling:

The ceiling consists of exposed wood floor framing. The room as a whole is in an unfinished state.



Figure 3.432, Old Jail, First Floor, Room 110, view of exposed framing and particle board at the east wall.

Walls:

The east and north walls consist of exposed framing and unfinished particle board. The south and west walls consist of exposed framing and insulation.

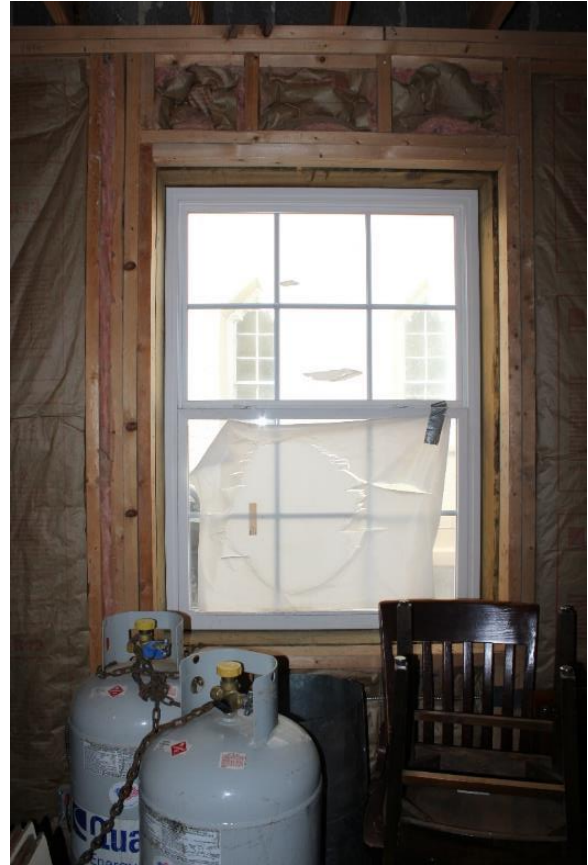


Figure 3.433, Old Jail, First Floor, Room 110, view of a vinyl replacement, six-over-six window at the west wall.

Windows:

All windows are vinyl replacement, six-over-six hung sash; there are two at the west wall and one centered at the north wall.

Doors:

There is a door opening at the south wall.

Floors:

The floor consists of unfinished particle board.

Mantelpiece/Casework:

None.

Lighting:

There is an exposed incandescent bulb at the ceiling.

Plumbing:

None.

Heating/Cooling:

None.

Other:

There is a great deal of stored material in the room.

First Floor, Room 111



Figure 3.434, Old Jail, First Floor, Room 111, view looking northeast. Note the unfinished state of the

room and the large quantity of stored furniture and other materials.

Ceiling:

The ceiling consists of exposed wood floor framing. The room as a whole is in an unfinished state.

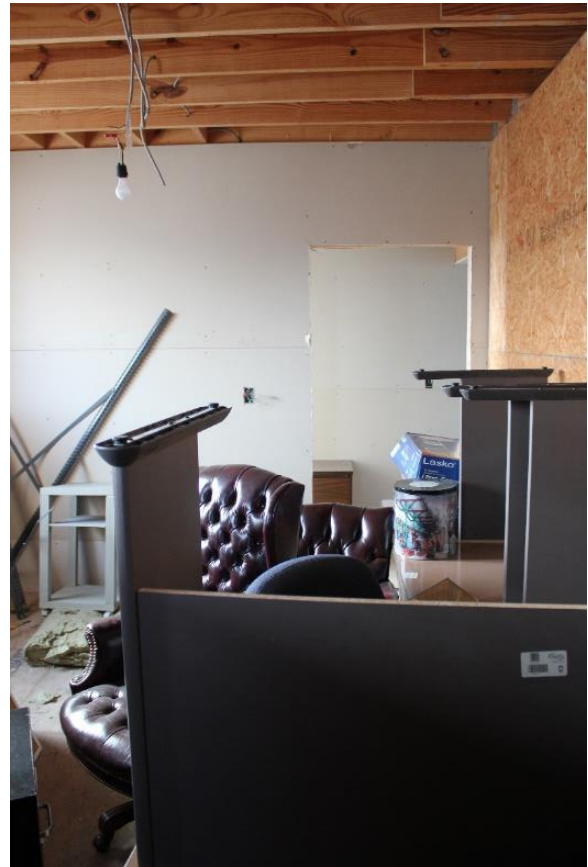


Figure 3.435, Old Jail, First Floor, Room 111, view looking south.

Walls:

All walls are of unfinished particle board, except for the south wall, which is of gypsum board.



Figure 3.436, Old Jail, First Floor, Room 111, view of the exposed floor framing at the ceiling.

Windows:

All windows are vinyl replacement, six-over-six hung sash; there are two at the east wall and one centered at the north wall.

Doors:

There is a doorway at the west end of the south wall.

Floors:

The floor consists of unfinished particle board.

Mantelpiece/Casework:

None.

Lighting:

There is an exposed incandescent bulb at the ceiling.

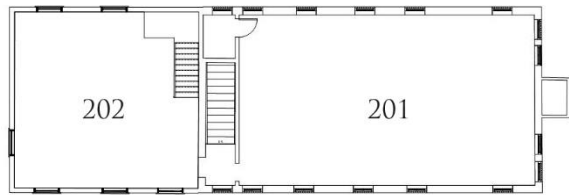
Plumbing:

None.

Heating/Cooling:

None.

Second Floor



Key Plan 13: Old Jail – 2nd Floor

Second Floor, Room 201



Figure 3.437, Old Jail, Second Floor, Room 201, view looking southeast.



Figure 3.438, Old Jail, Second Floor, Room 201, view looking northwest.



Figure 3.439, Old Jail, Second Floor, Room 201, view of moisture staining at the ceiling.

Ceiling:

The ceiling is of concrete with three east-west-oriented concrete beams. There are some rust-colored moisture stains at the ceiling.

Walls:

The walls are of concrete and have a painted concrete base. The base has large areas of paint loss. There are diagonal cracks in the wall at the top corners of some of the windows, mostly those in the southeast and southwest corners of the room. At the north wall are remnants of a former electrical outlet and conduit. There are large concrete patches at the wall underneath some of the windows.



Figure 3.440, Old Jail, Second Floor, Room 201, view of remnants of a former electrical outlet and conduit at the north wall.



Figure 3.441, Old Jail, Second Floor, Room 201, view of a diagonal crack in the wall at the upper corner of the window.



Figure 3.442, Old Jail, Second Floor, Room 201, view of a concrete patch under a window; similar patches are found at other windows.



Figure 3.443, Old Jail, Second Floor, Room 201, view of a typical four-over-four vinyl replacement window. Note the remnants of a plastic covering at the sash, a typical condition at other windows.

Windows:

All windows are four-over-four, vinyl replacement hung sash with unfinished wood frames. Many have remnants of plastic coverings either at the sash or on the floor below the window. There are six windows at the west wall including one at the top of the stairs, and six at the east wall including one in the shower stall at the northeast corner of the room.



Figure 3.444, Old Jail, Second Floor, Room 201, view of a the doorway to the stairwell at the north wall.



Figure 3.445, Old Jail, Second Floor, Room 201, view of a metal jail cell door at the northeast corner of the room, where there was formerly a shower.



Figure 3.446, Old Jail, Second Floor, Room 201, view of heavy rust and paint loss at the east jail cell door's metal trim, a condition also found at the trim of the west doorway trim.



Figure 3.447, Old Jail, Second Floor, Room 201, view of rough-cut opening between Rooms 201 and 202 at the top of the stairs.



Figure 3.448, Old Jail, Second Floor, Room 201, detail view of the rough-cut opening between Rooms 201 and 202.

Doors:

There is a door opening at the west end of the north wall and a jail cell door of metal bars leading to the shower stall at the east end of the north wall. Both doors have wide, flat, painted metal trim; the trim at both doorways and the metal bars exhibit heavy paint loss and rusting. A rough opening between Rooms 201 and 202 is located at the top of the stairs, with exposed concrete blocks at the top of the opening.



Figure 3.449, Old Jail, Second Floor, Room 201, view of marks from a former sanitary line at the north end of the room.



Figure 3.450, Old Jail, Second Floor, Room 201, view of scarring at the floor from former jail cell walls and sanitary line.

Floors:

The floor is of concrete; adjacent to a floor-to-ceiling pipe at the north end of the room, there is scarring at the floor from a former sanitary line. Other linear scarring at the floor

indicates the former arrangement of jail cell walls and the sanitary line.

Mantelpiece/Casework:

None.

Lighting:

None, but wiring at the ceiling from former lights is present.

Plumbing:

The small room at the northwest corner of Room 201 is a shower stall. The walls are of concrete except for the lower parts of the west and south walls, which are covered in varying types of ceramic tile. The floor is covered in small ceramic tiles and is set slightly higher than the floor of the main room. There is a drain at the floor and a soap holder mounted at the west wall, but the shower head is no longer extant.

Heating/Cooling:

None.

Second Floor, Room 202



Figure 3.451, Old Jail, Second Floor, Room 202, general view looking south in the west end of the room. Note the unfinished state of the room and that there are no stairs accessing the rough-cut opening to Room 201.

Ceiling:

The ceiling consists of exposed wood framing with wood sheathing visible above. The room as a whole is in an unfinished state.

Walls:

The walls are of concrete block. Unfinished wall framing with a door opening divides the east half of the room from the west half. There is a patch in the concrete wall around an electrical outlet.

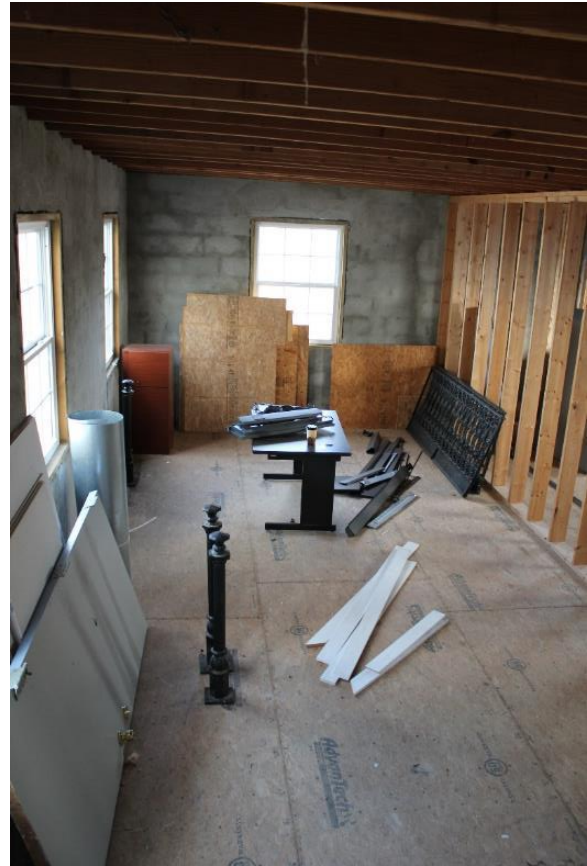


Figure 3.452, Old Jail, Second Floor, Room 202, general view looking north in the west end of the room.

Windows:

All windows are six-over-six, vinyl replacement hung sash with unfinished wood frames. There are two windows at the east wall, one at the north wall, and three at the west wall.

Doors:

There is a rough-cut opening at the south wall leading to Room 201. It is set high on the wall and there are no stairs to access it.



Figure 3.453, Old Jail, Second Floor, Room 202, general view looking north in the east end of the room.



Figure 3.454, Old Jail, Second Floor, Room 202, general view looking south in the east end of the room. Note that the floor is open to the stairwell below and there is no railing, posing a safety hazard. Also note the unfinished wall framing dividing the room.

Floors:

The floors are of unfinished particle board. At the southeast corner of the room, the floor is open to the stair below and there is no railing, posing a safety hazard.

Mantelpiece/ Casework:

None.



Figure 3.455, Old Jail, Second Floor, Room 202, view of a patch in the wall around an electrical outlet.

Lighting:

None.

Plumbing:

None.

Heating/ Cooling:

None.

Other:

Salvaged pieces of a nineteenth-century decorative iron railing previously installed in the Old courtroom of the Renwick courthouse are stored in this room.



Figure 3.456, Old Jail, Second Floor, Room 202, view of a salvaged decorative iron railing from the courthouse interior that is now stored in Room 202.



Figure 3.457, Old Jail, Second Floor, Room 202, detail view of iron railing.

Chapter 4: Conditions Assessment – Structural Engineering Assessment (1200 Architectural Engineers)

Introduction

1200 Architectural Engineers (1200AE) has been retained by Commonwealth Architects (CA) to provide structural engineering services for an historic structures report for the Fredericksburg Historic Courthouse, Jail, & Library, owned by the City of Fredericksburg. The existing buildings are located in the heart of Fredericksburg's historic downtown; between George Street, Princess Anne Street, Hanover Street and Caroline Street (Figure 4.01).



Figure 4.01: Renwick Courthouse, Jail, & Library (maps.google.com).

Renwick Courthouse

The Renwick Courthouse, designed by James Renwick and built in 1852, is a monumental two-story structure with a bell tower incorporated into the front facade (Figure 4.02). The Civil War played an important role in the history of the structure due to Fredericksburg's strategic location. In 1862 the courthouse served as a Confederate barracks, just a year later it was a refuge place for newly escaped slaves, and a war hospital. The Courthouse was rumored to have been struck by cannon fire during the Battle of Fredericksburg in 1862, but ultimately survived.



Figure 4.02: Main Façade (West Elevation) of Renwick Courthouse.

The building can be divided into three major sections: the north, center and south wings. It is constructed of exterior masonry bearing walls with concrete- or steel-framed first and second floors. The roofs, at all three major sections of the building, are wood-framed. At the south wing, the roofs are supported by scissor trusses that were originally exposed. Above the court room in the center wing, exposed hammer beam trusses can be observed. The north wing roof framing, never intended to be exposed, consists of a system of simple king post trusses.

Multiple renovations over the past century and a half have led to much of the original exposed structure being covered up and many original finishes being removed.

Architecturally it lacks much of the original grandeur Renwick had intended due to the introduction of a second floor, cutting the height of the court room to half of the original. However, elements of the original design still remain and much has been documented. In recent times, the courthouse was found to no longer meet the demands of modern court operations; the building has been vacant since 2014.

Wallace Library

To the north of the historic courthouse sits the old Wallace Library, a 2-story Colonial Revival building built in 1910 (Figure 4.03). It was used as a public library from its completion until 1971, when the Fredericksburg School Board took over the building for its administrative offices. Similar to the Jail, it is built into the hill with only the monumental façade exposed on the west side and an additional partial lower level exposed on the east. The building was renovated in the 1970's and the monumental space was divided vertically with the introduction of a second floor. The second floor structure is unknown due to the presence of architectural finishes. The building was also underpinned during the renovation to create the below grade mechanical space.



Figure 4.03: Main Façade (West Elevation) of the Fredericksburg Historic Library.

Old Jail

The concrete portion of the Old Jail was built in 1928 on top of the foundations of an older jail to serve as the city jail. In the 1970's the jail and police department vacated the building until 2006, when it was re-utilized as temporary holding cells. Presently, a portion of the building is used by the Fredericksburg Police Department.



Figure 4.04: West Elevation of Historic Jail

The Jail is built into the hill directly behind the courthouse (Figure 4.03). It consists of two stories, one above grade and one partially below grade, and can be divided into a north and south portion. The north portion is constructed of wood floor and roof framing supported on masonry bearing walls: concrete masonry at the upper level and brick at the lower level. The south portion has a reinforced concrete-framed roof and second floor with concrete bearing walls at the upper level and brick and stone masonry walls at the lower level.

Scope of Work

To develop an understanding of the existing conditions, construction, and structural systems and to assist in the development of a recommended repair strategy, 1200AE performed the following services:

1. A site investigation on 10.13.2015.
 - a. An exterior survey of the courthouse, jail and library to document cracks or other visible conditions that could be signs of structural distress and/or movement.
 - b. An interior survey of the library and jail buildings and partial interior survey of the courthouse to document the condition, layout and general size of framing members.
2. A site investigation on 10.27.2015.

- a. An interior survey of all attics and the bell tower to document the condition, layout and size of framing members.
3. A review of the available documentation provided by the City of Fredericksburg.
4. A report that contains our visual observations, photo documentation and recommendations.

Review of Available Documentation

Several documents were provided by the City of Fredericksburg and Commonwealth Architects for review. The available documentation was limited to the historic Courthouse and included a partial set of original and renovation drawings as well as previous reports and studies. These documents provided critical historical background information, past observations, information on repointing efforts, and structural repairs and reinforcement.

Drawings

- Three original drawings for the Historic Courthouse, including one partial exterior elevation, a section through the court room, and the plan of one of the wings, James Renwick, Jr., ca. 1852.
- *Revised Alterations to Courthouse for City of Fredericksburg*, J. Binford Walford & O. Pendleton Wright Architects, 1948.
- *Renovations to the Fredericksburg Circuit Courthouse*, James O. McGhee Architects, 1990.
- *Bell Tower Restoration Circuit Court Building*, Seal Engineering, 2002.

Reports and Studies

- *Works Progress Administration of Virginia Historical Inventory- Spotsylvania County Courthouse*, January 1937.
- *Renwick's Virginia Courthouse: A Product of Patriotism*, Margareta Williamson, 1982.

- *Court Facility Feasibility Study*, Moseley Architects with Sadler & Whitehead Architects, August 2007.
- *Courthouse and Court Facilities Master Planning and Design*, Glavé and Holmes Associates, November 2009.

Only drawings for a 1970 mechanical upgrade of the historic jail were available and no documentation for the library was available at the time this report was written.

Structural Conditions Investigation

The survey of Fredericksburg Historic Courthouse, Jail, & Library conducted by 1200AE included visual observations of the exterior and interior of each structure. Below is a summary of the conditions for each of the three buildings.

Renwick Courthouse

General

The Fredericksburg Historic Courthouse is a two-story structure, whose longitudinal axis is oriented in the North-South direction. The building is divided into three distinct sections: the north wing, the center body and the south wing (Figure 4.05). The main or west façade, visible from Princess Anne Street, is dominated by the presence of a five story, octagonal bell tower with a cupola.

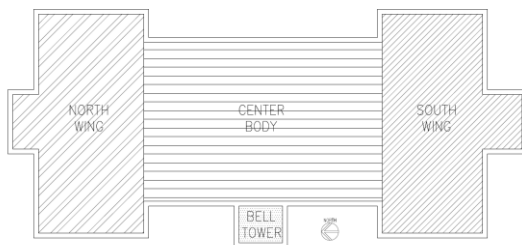


Figure 4.05: Courthouse plan

Exterior

The Courthouse is constructed primarily of multi-wythe, unreinforced, exterior and interior brick masonry load-bearing walls. The exterior brick walls are coated with “pebble-dash” stucco finish.

Typically, these exterior brick masonry walls are the thinnest at their top and greatest in thickness at their base, since the stresses from the applied gravity loads (dead and live loads) increase towards the base of the building. This tapering of the wall section is a means of economy.

The wall thickness transitions are located at each elevated floor level. At the first floor, the wall transition is at the exterior face of the wall to form a projecting water-table. At each step, a ledge is created to support the interior floor and roof framing. As the building was originally built with the center body being full height to the tip of the roof trusses, and only a second floor in the north and south wing, this step in masonry can only be observed on the exterior wall at the north and south façades (Figure 4.06).



Figure 4.06: North courthouse elevation with projecting water-table.

Per our observations of the exterior wall construction, it appears that majority of reentrant corners at projecting features (such as towers and chimneys) exhibit sound toothing and bonding, with little to no separation at joints.

While the exterior load-bearing walls appear to be in a relatively good condition, there are localized cracks in the stucco around windows on the east façade and near the base of the building at the north entrance (Figure 4.07 & 4.08). Localized deterioration of the caps on the buttresses was also observed. While these

conditions are not necessarily indicative of structural distress, cracks in the stucco allow water to infiltrate and become trapped between the brick and the stucco and can cause deterioration of the brick and mortar in the long term.



Figure 4.07: East façade with stucco cracking between windows.



Figure 4.08: North stair to courthouse with crack in stucco near base.

Existing exterior concrete means of egress, such as the south entrance ramp, the north entry stair and the stair leading to the bell

tower entrance, are exhibiting signs of long term wear. Corroding, embedded railing elements have caused the surrounding concrete to crack and spall at the south entryway ramp and the north stairway (Figure 4.09). Cracking is also present at the west stairs.



Figure 4.09: South entryway ramp with concrete spalling due to rusting railings

Foundations

According to existing documentation, the brick masonry walls of the historic Courthouse are supported on stone foundation walls. The stone foundations can be observed from within a mechanical space under the north wing of the courthouse, accessible from an exterior hatch near the north-side entryway. The walls were noted to have a stone footing projection at their base (Figure 4.10).



Figure 4.10: Large stone foundation walls under north wing with projecting footings at base

Significant mortar deterioration was observed, and some water infiltration was evident. The original lime based mortar has lost its cohesion and has disintegrated to sand. Along the east side of the crawl space, a large diagonal crack through the mortar joints was observed. The walls have been altered in the course of previous renovations and now have multiple penetrations for mechanical and plumbing elements.

As no other portion of the foundation was easily accessible, the foundation conditions in other areas of the building are unknown. Historic building drawings from the 1948 renovation indicate a series of interior concrete columns, added to support the new concrete-framed floor above. The column foundations are noted to be 3'-0"x3'-0"x1'-4" reinforced concrete footings and their positions align with the roof truss locations above. A minimum of "(4) #5 dowels, 36" long and with standard hooks" are called out to be installed in all footings under concrete columns. The bottoms of the footings are located 3'-4" from the bottom of the first floor slab on grade.

First floor framing

The first floor framing in the North Wing was visible from within the mechanical space below, similar to the foundations. A concrete slab was observed to span between interior

beams with intermediate 12"x12" reinforced concrete column supports. The 1948 renovation drawings show the other half of the first floor in the North Wing, not accessible, to have similar framing as the mechanical room but with the addition of two 8" wide-flange steel columns. The slab at the first floor framing level is noted to be a 4" thick solid concrete slab with 6"x6"x7/7 steel mesh, each way. The slab was called out to be a 3000lb mixture and have a 1-inch topping slab on top of the structural slab.

For the center body of the courthouse, the first floor framing system consists of a 4" reinforced concrete slab on a 4" gravel bed resting on "puddled earth fill." First floor beams are 12"x14" with two 3/4" diameter straight bars, two 3/4" diameter bent bars and 1/4" diameter stirrups.

New wall openings in the first floor were created for the pipe trenches during the 1948 renovation and the masonry above is indicated to be supported by four 4"x4"x5/16" steel angle lintels.

No work was done to the south wing of the courthouse during the 1940's, and no other first floor framing plans have been located; therefore, little information is known about the composition of the first floor framing in the south wing.

Second floor framing

The second floor of the Courthouse was constructed as part of the 1948 renovation. Due to the presence of architectural finishes at the first floor ceiling, the condition of the second floor framing is unknown and all information on the structural elements and their configuration was gleaned from the 1948 renovation drawings.

For the north wing of the courthouse, the floor system consists of a concrete slab supported on open web steel joists spanning

to steel wide flange beams. The 3-inch structural slab is noted to be reinforced with 6"x6"-10/10 E.W. steel mesh. Similar to the slabs at the first floor, the structural slab has a 1" topping slab on top of it. The open web steel joists are typically spaced at 18 inches on center and the steel beams range from 8 to 18 inches in depth. Framing out the large staircase opening and supporting the adjacent floor area are W18x48 beams, with a 10" wide flange cross beam.

All steel joists in the courthouse were designated to "be in accordance with the requirements of the Steel Joist Institute." In Table 4.01, allowable loading for the north wing is shown according to the 1948 Steel Joist Institute Standard Loading Table.

Location	Span (ft)	Allowable loading (lb/ft)
Stair Hall	15±	187
Judges office	20±	192
Clerk's Office	20±	192
Witness Room	20±	174
Jury Room	20±	174

Table 4.01- Allowable Total Safe Loads in Pounds per Linear Foot of Open Web Standard Steel Joists. Revised Jun, 1948.

Based on the 18" spacing of the joists and subtracting the self-weight of the slab and ceiling and floor finishes, this results in an approximate live load capacity of 60 pounds per square foot for the north wing second floor.

In the center body of the historic courthouse, the second floor is framed by a series of reinforced concrete beams spanning between interior, load-bearing, masonry walls and reinforced concrete columns. The columns are spaced at approximately 12 feet on center in the north-south direction and 14 feet on center in the east-west direction.

The reinforced concrete beams span in the north-south direction and are continuous over the four interior columns below, creating five spans. As is typical of early concrete constructions, the beams are designed efficiently to minimize the amount of material used. As a result of this approach, the two outer spans are 12-inch wide by 16-inches deep and the interior spans are 12-inch wide by 12-inches deep. All spans are reinforced with two $\frac{3}{4}$ " diameter straight bars, two $\frac{3}{4}$ " diameter bent bars, and $\frac{1}{4}$ " stirrups. The bent bars are extended over columns into adjacent spans to provide the beam continuity between adjacent spans.

Similar to the beams, the thickness of the reinforced concrete slab at the second floor varies depending on the location. The slabs at the two end spans are 5 inches thick while the interior spans have a 4½-inch thick slab. Both are reinforced with 5/8" diameter bars spaced at 6½-inches on center with alternating bars bent. Bent bars are hooked at wall ends. Reinforcing for temperature and shrinkage is ½" diameter bars at 15 inches on center.

As with the first floor framing, the second floor framing of the south wing is unknown.

Attic and Roof framing

The distinct building sections create a modified H-shaped plan and the cross gable roof is framed with timber trusses. In the North and South wings, the trusses span in the north-south direction and bear on the masonry walls below. The roof trusses in the center body span east-west to buttresses integral with the exterior walls of the building. The stair tower roofs are conventionally framed with opposing rafters to the main roof framing. Each of these areas is described in more detail below.

North Wing

As a fire proofing measure during the 1948 renovation, a concrete attic floor was added to the north wing of the courthouse. Similar to the second floor, the attic floor framing consists of a system of open web steel joists spanning between steel beams. The steel beams mimic the locations and spans of the second floor framing; however, with a lower design live load, the members have significantly smaller sections.

Four steel beams span in the north-south direction, two on either side of the stairway, and are supported on interior columns. A fifth steel beam spans between the concrete interior columns. The framing above the offices and meeting rooms consists of 12-inch deep open web joists spaced at 18-inches on center, supporting a 2" reinforced concrete slab poured on mesh reinforcing (Figure 4.11). The steel joists are braced at third points along their span with cross bridging.



Figure 4.11: Open web steel joists at north wing attic

The north wing roof, the only portion of the roof not to be architecturally exposed in the original design, is supported by king post trusses that span north-south to the load-bearing walls below (Figure 4.12). The trusses are composed of two top chords, measuring 4"x9-3/4", a king post that is 6"x3-3/4" and a 10-inch deep bottom chord.



Figure 4.12: North wing roof king post truss

An iron tension strap, measured to be 2 inches wide by 1/4 inch thick, connects the king post to the bottom chord of the truss (Figure 4.13).



Figure 4.13: North wing roof king post tension strap

Five purlins span between trusses on each side of the roof ridge and are spaced at approximately 3'-0" on center. The spacing of

the trusses, and therefore the span of the purlins, ranges from 10'-2" to 14'-6". The purlins are notched on their bottom faces where they bear on the top chords of the trusses, and this mechanical interlocking allows the purlins to brace the truss top chords laterally. The purlin detail results in approximately 3" of space between the roof boards and the truss top chords.

The birdsmouth-type notched connection of the top chords to the king post is typical of historic connections (Figure 4.14). The connection allows for some direct transfer of loading due to bearing and doesn't solely rely on mechanical anchorage to transfer the loading.



Figure 4.14: King post to top chord connection detail

The roof boards and framing have localized areas in need of repair. In one area, purlins, a truss top chord, and roof boards have been damaged and broken, possibly evidence of what is rumored to be cannon ball damage from the Civil War (Figure 4.15).



Figure 4.15: Splintered purlin and truss top chord, rumored to be due to cannon ball damage

More typically, various truss members are exhibiting shear cracks and crushed bearing ends (Figures 4.16 & 4.17). These overstressed members were observed most frequently in the two trusses with greater distances to the trusses on either side, and therefore higher loading.



Figure 4.16: shear crack in top chord of north wing king post roof trusses

The north stair tower roof, as previously mentioned, is framed opposite of the main roof structure. The gabled end roof is supported by a simple A-frame; two rafters connected by a collar tie (Figure 4.18). Similar to the connection of the main North end roof, the stair roof is supported by a series of purlins spanning between the A-frames. End masonry walls and timber framing appear to be in good condition.



Figure 4.17: Crushing truss bearing end

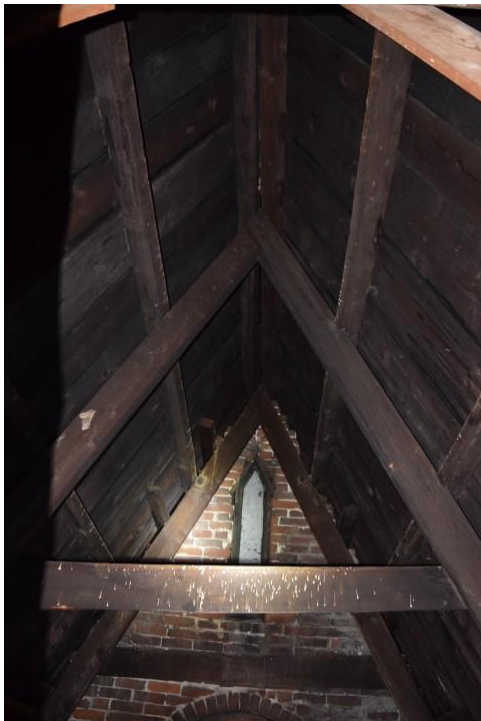


Figure 4.18: North Wing stair tower roof framing

Center Body Roof

Designed in the gothic revival style, the architecturally exposed timber roof trusses in the center portion of the historic courthouse are as much art as they are structure. Six ornate hammer-beam trusses span from east to west and support the roof (Figure 4.19).



Figure 4.19: Hammer-bam trusses at courtroom roof

The courtroom roof trusses illustrate all of the main design characteristics of a hammer-beam truss including:

- high pitch and maximum clearance under members
- horizontal thrust resistance in the form of tie rods, thick walls or buttresses, or a combination thereof
- use of ornamental wood finishes despite cost consideration
- multi-ply joints masked with molding or decorative finishes

The individual structural components of the trusses are identified in Figure 4.20 below. The trusses consist of two top chords (TC1 and TC2) or rafters, two hammer beams (H1 and H3), a collar tie (H2), two hammer posts (V2 and V3), two hammer braces (C1&2 and C5&6) and two collar braces (C3/D1 and C4/D2). Two outer vertical members (V1 and V4) flank the exterior walls. Six purlins span between the individual trusses on each side of the roof ridge. Sheathing with standing seam metal roofing is attached directly to the purlins. The underside of the roof sheathing is the original wood ceiling and plaster. In modern times, an acoustic paneling has been added to the original ceiling.

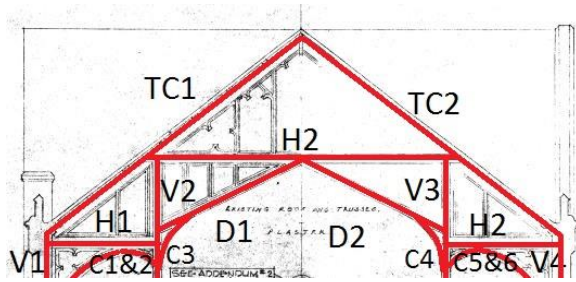


Figure 4.20: Simplified center body roof truss with member callouts

Hammer-beam trusses are structurally ambiguous in that they can perform as both an arch and a truss. The discontinuity of the bottom chord at the hammer beam level causes the truss to act as an arch and creates a large outward thrust at its supports. Without a continuous bottom tie, the structure relies on the buttresses to resist the thrust; however, when the buttresses are too flexible, the secondary elements of the truss become more engaged and create a truss-like structural behavior. This can cause significant stress in the secondary members.

In the courthouse trusses, tie-rods were added to the original truss configuration to help resist this thrust and reduce the stresses on exterior wall buttresses and secondary elements (Figure 4.21). Horizontal tie rods attach to the outer ends of the top chords just above the hammer beam level, and diagonal tie rods anchor into the hammer beam outer ends and meet at the juncture of the collar tie (H2) and the collar braces (D1 and D2).



Figure 4.21: Hammer-beam trusses with tie rods. With the original configuration of the structure, the buttresses cantilevered from the first floor level to the point of intersection with the trusses. The addition of the second story floor added a bracing point to the buttresses, cutting the cantilever's span in approximately half and lowering the flexural stresses in the masonry.



Figure 4.22: HSS member bracing hammer-beam

Hollow structural steel (HSS) sections were introduced to the roof framing system, spanning between trusses. The HSS members were added to brace the trusses out of plane and are discretely anchored to the truss members (Figure 4.22), at mid-span of the collar beam (H2) and at the interior ends of the hammer beams (H1 and H3). At the end bays, the HSS braces anchor into the north and south masonry walls of the courtroom.

Iron straps are visible at many of the connections between truss members and are

likely original (Figure 4.23). The connection straps have been painted to blend in with the color of the timber.



Figure 4.23: Top chord connection to collar tie and hammer post

The trusses are exhibiting signs of over-stress and some deterioration, with the trusses in the center of room showing the most evidence of distress. These conditions are described below and locations are summarized in Table 4.02.

Typical types of distress include:

- Longitudinal cracking of the horizontal members due to overstress (Figure 4.24).
- Transverse cracking of the multi-ply curved members due to excessive deflections (Figure 4.25).
- Localized cracking emanating from bolted connections, where the connectors push or pull against the wood and create a crack along the force line (Figure 4.26).



Figure 4.24: Longitudinal crack in collar tie



Figure 4.25: Transverse crack in collar brace



Figure 4.26: Crushing of hammer beam end and localized cracking at tie rod connection to top chord.

Crushing of the wood at one truss bearing end appears to have been caused by a combination of localized water damage and high bearing loads (Figure 4.26).

<i>Member</i>	<i>Crushing and/or cracking</i>
V1	n/a
C1	Truss 2, 3, 4, 5
H1	Truss 3, 4, 6
C2	Truss 2
V2	Truss 1
C3	Truss 3, 4, 6
D1	Truss 4, 5,
H2	Truss 2, 3, 4, 5, 6
TC1	n/a
TC2	n/a
D2	Truss 2, 4,

C4	Truss 3, 5,
V3	Truss 5,
C5	Truss 4,
H3	Truss 2, 3, 4, 5, 6
C6	Truss 2, 4, 5
V4	n/a

Table 4.02- Center Body roof truss conditions. The truss numbering is from south to north.

Decorative, non-structural elements were incorporated in the truss design, both to hide joints and for additional ornament. These decorative finishes exhibit localized cracking along with their structural counterparts.

In the court room, the masonry load-bearing walls are coated in a layer of white plaster, scored to look like stone. While the historic plaster is generally in excellent condition, some cracks were observed. These cracks, while rare, can be found between window jambs and truss pilasters (Figure 4.27). Water damage was observed in the acoustic paneling, particularly noticeable around the intersection of the masonry walls and the timber framed roof.



Figure 4.27: Cracking through plaster between window and truss pilasters.

South Wing Roof

The south wing roof is supported on a system of six ornate scissor trusses (Figure 4.28). These trusses were originally architecturally exposed; however, at some point in the past century, a ceiling was added above the second floor, likely to cover up fire damage to the roof and possibly provide fire protection (Figure 4.29). The ceiling structure is described in more detail below.



Figure 4.28: Ornate scissor roof trusses in south wing



Figure 4.29: Scissor trusses supporting south wing roof with added 2nd floor ceiling framing visible

The trusses themselves are constructed with two 4-3/4"x9-3/4" top chords and two 5"x9-1/2" diagonal bottom chord members, the

scissor beams. The top chords and scissor beams are embellished with carved wood pieces added to their top and/or bottom faces.

The connection between the top chords at the roof peak is made with a traditional mortise and tenon joint, as is the connection between the top chord and the scissor brace. Marriage marks in the form of roman numerals were used to fit the connections on the ground and facilitate assembly during the framing process (Figure 4.30).



Figure 4.30: Marriage marks on scissor trusses at top chord to scissor beam mortise and tenon connection

The two scissor beams are connected mid span, at the hinge of the scissors, with a half-lapped connection secured with two iron, square headed bolts (Figure 4.31). These connections are all consistent with the 1852 construction date.



Figure 4.31: Scissor beams: half-lapped, bolted connections at mid-span

Four purlins, 3-3/4" by 6", span between trusses on both sides of the roof peak. The bottoms of the purlins are notched where they bear on the top chords, with approximately 4" clear space between the underside of the roof sheathing and the truss (Figure 4.32). Similar to the north wing roof, this detail allows the purlins to provide lateral bracing for the truss top chords.



Figure 4.32: Purlins notched above truss top chord. Note purlins are discontinuous.



Figure 4.33: Mid-span intermediate truss supporting attic joists

As noted above, a second floor ceiling was introduced into this space in the 20th Century. This ceiling is supported on 2x6 wood joists spaced at 40 inches on center. They are located above the base of the scissor trusses. The joists span in the north-south direction from masonry bearing walls to an intermediate wood truss. This interior truss in turn spans east-west between scissor trusses

and transfers the ceiling loading to the trusses at the intersection of the scissor beams (Figure 4.33). The center span truss is a simple, modified queen post truss made of modern wood, added at the same time as the ceiling.

Both this ceiling system and a later dropped ceiling added below increase the load to the roof trusses that were originally designed to carry only roof loading. The decorative ends of the scissor trusses can be seen from the second floor below, as can the two layers of ceiling (Figure 4.34).



Figure 4.34: South wing scissor truss ends below 2nd floor ceiling. Note two layers of ceiling.

Deterioration observed in the south wing roof framing included fire damage, splintered purlins, through member cracks, water damage, and loss of decorative elements. Evidence of the fire damage consists primarily of charring on the roof sheathing and two ridge purlins (Figure 4.35). No severe structural damage due to the fire was observed on the truss members or the remainder of the purlins.



Figure 4.35: Charred roof sheathing and ridge purlins at east end of south wing



Figure 4.36: Water staining around opening of stairway opening

The visual investigation was performed during a rain storm and no active leakage was observed. However, signs of previous water damage were evident. Water staining on roof sheathing, purlins and truss bearing ends was noticeable in localized areas around the openings to the stair tower roof (Figure 4.36). Between the third and fourth trusses from the West, the third purlin from the bottom is broken and has detached from the roof sheathing (Figure 4.37).



Figure 4.37: Broken purlin at center bay of trusses



Figure 4.38: Deteriorated scissor truss brace in south wing

Damage was observed in several scissor beams in multiple trusses in the south wing roof framing. Figure 4.38 depicts a scissor brace reduced to nearly half its original section near its upper end. In other locations, the deterioration is less extreme. Cracking was noticed in localized truss members, with significant cracking observed in the bottom chords of the trusses.

The roof framing of the stair tower in the south wing mirrors that of the north wing, with A-frames spanning in the opposite direction of the main structure (Figure 4.39).



Figure 4.39: South wing stair hall roof framing

Bell Tower

The bell tower of the Historic Courthouse is a 5-story structure with a cupola at the top. The 4-sided base is built of load-bearing multiwythe brick masonry. Above the second floor, the square structure transitions to an octagonal brick tower. The base of the octagonal tower is supported on large wooden beams above the second floor framing. These beams create the diagonal sides of the tower above (Figure 4.40). The brick bearing walls are regularly interrupted for large gothic arched windows and louvers.



Figure 4.40: Base support of octagonal tower walls

The intermediate floor levels are framed with wood joists. The masonry walls are braced by the floor framing at each level. Additional heavy timber framing supports the large 1828 Revere Company Bell at the 3rd floor (Figure 4.41).



Figure 4.41: 1828 Revere Company Bell

The bell tower was renovated in 2002. Per the renovation drawings, the scope of work included localized repointing of brick (Figure 4.42), epoxy consolidation of wood lintels where needed, partial replacement of wood floor deck, repairing and recoating of the stucco exterior finish, and window and louver repairs.



Figure 4.42: Repointing efforts at top of masonry tower

Despite this relatively recent renovation, several conditions of deteriorated structural elements were observed. At several locations, specifically near window or louver openings

and at the juncture of the tower and the main body of the building, evidence of water infiltration and associated damage was observed.

Water staining was evident at joist bearing ends at the second floor framing level (Figure 4.43). Sufficient access was not available to probe the joist ends and determine their soundness, but it is possible that the material could be compromised.



Figure 4.43: Wood bearing ends with water damage at 2nd floor framing level

At window and louver openings, open joints were observed in the masonry below the openings. In addition, the brick at window jambs had previously been parged using a cementitious material. The brick behind the parging is severely deteriorated and the parging, along with portions of brick, is separating from the sound masonry (Figure 4.44). These masonry conditions are likely due to water infiltration.



Figure 4.44: Deteriorated brick in and delaminating parging at Bell Tower window jambs

Several questionable framing conditions were also observed. At multiple levels, wood shoring posts bear on flooring planks. Calculations have not been performed at this time to verify whether the planks are capable of supporting this load or if supplemental framing is required. At the intermediate 2nd floor framing level, four wood members are laid out in a grid and are half lapped at their intersections. At some point a member was cut, interrupting the continuity of the framing.



Figure 4.45: Cracking in corbelled brick jamb below wood lintel bearing

At the circular, louvered windows, the exterior wythe of brick contains a brick arch above the opening. The interior wythe of brick is supported on a wood lintel. This lintel bears on corbelled brick below which approximately follows the contours of the window. The brick below the wood lintel bearing is cracked due to excessive stress in the corbel due to the lintel reaction (Figure 4.45).

No access to the steeple of the tower was available, but photographs taken through the roof hatch indicate that the cupola is framed with eight rafters meeting at the peak supported on a central post. While the sheathing looks to be of recent construction, the rafters and other wood framing show signs of previous water staining (Figure 4.46). No signs of structural distress such as excessive deflections or cracked members were observed.



Figure 4.46: Cupola framing with water deterioration

Wallace Library

The Wallace Library opened in 1920 and was named for Captain C. Wistar Wallace, whose 1907 bequest directed that a public library be constructed in Fredericksburg. The building has been occupied by the Fredericksburg school board since the 1970s.

The front (west) façade of the Colonial Revival building is dominated by a large full-height entry portico, whose pediment is supported on paired round columns (Figure 4.04). The low pitched hipped main roof bears on the four perimeter load bearing brick masonry walls. The speckled, tan, clay brick was laid in a traditional common bond with a lime based mortar. The window openings are capped with flat stone lintels on the north, south and west facades. At the more modest east façade facing the alley, common brick was used and segmental brick arches were used above wall openings. Two tall chimneys extend above the roof line, one at the north and the other at the south side of the building.



Figure 4.47: View of North and East Facades of the Wallace Library showing site grading

Originally, the perimeter walls created a monumental two-story interior space above grade, entered from the west portico. Built into the side of a hill, the basement level can only be seen fully from the east side of the building (Figure 4.70). A partial basement

initially occupied only the eastern portion of the floor plan and could be entered from an entrance at the alley and, presumably, from an interior stairway.

When the Fredericksburg school board occupied the building in the 1970s, a significant renovation was undertaken. The foundations on the western half of the building were underpinned and the interior space was excavated to create a mechanical room. A second floor was created within the monumental one-story space to provide more office areas.

Exterior Conditions



Figure 4.48: Diagonal cracking in North Façade

The north facade of the Wallace library is exhibiting significant diagonal cracking (Figure 4.71). The cracks are evident at the upper northwest corner of the wall near the corner of the window opening, continuing at the lower east corner of the window (Figure 4.72), and meandering down to the foundation level. The vertical joints appear to have wider cracks than the horizontal joints along the cracks.



Figure 4.49: Diagonal cracking in North Façade

It is likely that the cracking was caused by the underpinning efforts in the 1970's. Relative vertical movement can occur as a direct result of the underpinning. In addition, the west wall, which experiences lateral pressures from the adjacent soil, originally had soil at the interior helping to resist these pressures. When the wall was underpinned and the interior space excavated, the load path for these lateral loads was changed and the perpendicular walls likely began to experience higher in-plane shear loads to help resist the soil pressures. The combination of these two phenomena likely caused the distress in the north wall.

Two crack gauges were installed previously and have been abandoned in place (Figure 4.73). This monitoring was likely implemented to monitor if the movement causing the cracking was active. No data from this monitoring effort was available at the time of this study. It is unclear whether the movement is on-going.



Figure 4.50: Abandoned crack monitoring

Previous repointing efforts can be observed along the length of the crack as well as at other isolated locations around the building, such as the south side of the library. These earlier repointing efforts appear to have been done with materials that do not match the original mortar in color or composition (Figure 4.74).

Loss of mortar was also observed in several locations. In the southwest corner of the building, mortar loss is evident near the base of the wall (Figure 4.75). At this location, downspouts appear to be fairly new, and it is possible that they replaced failing or missing ones. Water streaming down the façade at this location could have caused the observed mortar loss.



Figure 4.51: Incompatible repointing materials at south façade



Figure 4.52: Open mortar joints at southwest corner

At the east (rear) facade, the brick masonry shows signs of moisture near its base (Figure 4.76). Moisture appears to be present below the interior concrete slab on grade and is finding its way out of the building through the exterior wall. The lime has leached out of the mortar, leaving mostly sand (Figure 4.77). Many open joints are visible as well.



Figure 4.53: East façade with water infiltration

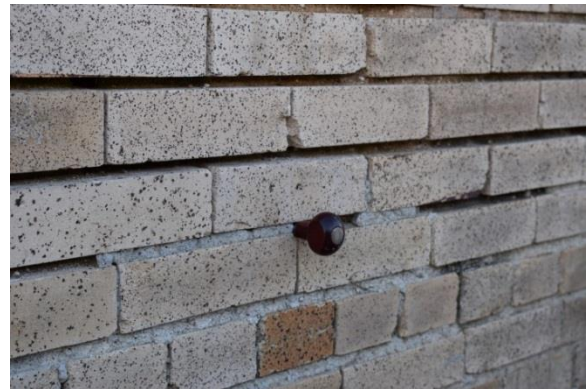


Figure 4.54: Horizontal open mortar joints at east facade of Wallace Library

Several conditions related to window openings were observed. At several of the flat stone lintels on the south and west facades, cracking of the brick joints was observed at the lintel bearings. Attempts at repointing some of these cracks were made in the past, as noted above.

At the window openings on the east façade, open joints were observed at several of the sills. This allows water to infiltrate into the building and can cause damage to interior finishes as well as deterioration of the masonry. Several of the segmental arches above the windows show signs of displacement or cracking (Figure 4.78).



Figure 4.55: Brick displacement and joint cracks at segmental arch in east facade of Wallace Library

Foundation

In the western half of the building, a previous underpinning effort was performed to allow for a full height mechanical space. This was done by creating 5'-0" wide concrete haunches on the west, north and south sides of the space at the interior face of the original wall footings and excavating the soil inside (Figure 4.79).



Figure 4.56: Concrete underpinning haunch in west half of basement

Rather than a direct transfer of the vertical loads from the existing footings to the underpinning, this approach relies on the haunches' ability to contain the soil below the footing bearing and resist the resulting lateral pressures.

Evidence of foundation settlement along the North building wall was found in the form of significant interior cracking (Figure 4.80). This cracking in brick foundation wall matches the

location of the observed exterior crack. A shim was able to be inserted approximately 8" into the mortar joint, indicating a through-wall crack.



Figure 4.57: Through-wall crack on interior face of north foundation wall. Note shim inserted in crack.

First Floor Framing

The first floor framing consists of wood joists spanning in the east-west direction between perimeter walls and one interior brick bearing wall (Figure 4.81). In the western portion of the building, the framing was exposed and measured to be 2"x9 3/4" joists spaced at 14-inches on center. 1-inch thick diagonal floor boards create the first floor diaphragm in this area. Bridging of the first floor framing joists was installed at mid span. The framing above the eastern portion of the basement was hidden by architectural finishes; however, the joist ends could be observed from within the mechanical room where they bear on the interior brick wall and lap with the joists on the western side. The joists were found to have the same size and spacing.



Figure 4.58: First floor framing at west end of mechanical room. Note evidence of mold.

Joist bearing ends are in fair condition with localized evidence of deterioration and softness at the west wall. Mold, likely due to moisture from the mechanical equipment, is typically present on joists ends, extending up to 3 feet from the exterior wall.

Second Floor Framing

As noted previously, the second floor was installed as part of the 1970's renovation. This work included the construction of a central staircase with second floor offices located around the stairs (Figure 4.82). The presence of architectural finishes limited the ability to see the structure and no drawings had been located by the time this study was performed. It is assumed that the second floor was built using light-frame wood construction and is supported on the perimeter walls. Possibly, the stairway walls provide additional support for the floor. No signs of distress or excessive deflections were observed at the interior of the space.

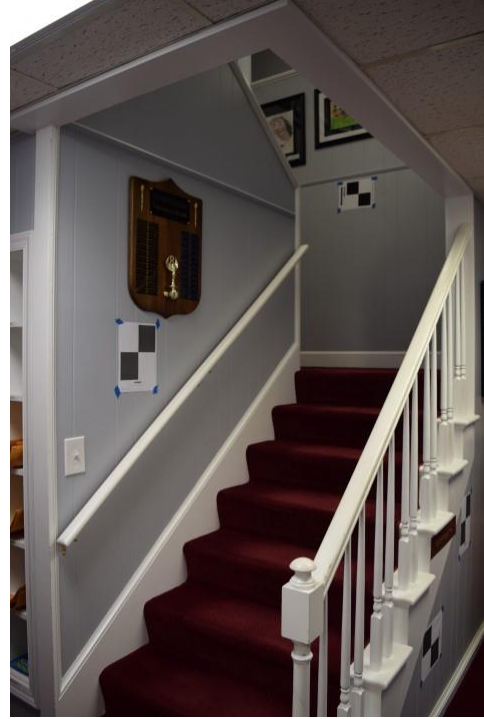


Figure 4.59: Central stair case leading to second floor

Roof Framing

The modest, low pitched hip roof is likely a wood framed structure bearing on the masonry walls below. The presence of architectural finishes limited the ability to see structure and therefore the roof framing is currently unknown. No signs of distress were observed at the interior or exterior of the building.

Old Jail

The Old Jail is located directly behind the courthouse to its east. The front, or west, façade, which faces the rear of the courthouse, is two stories above grade with a smaller one-story extension on the southern end (Figure 4.47). It is built into the hill and has a basement level which can be accessed from the lower alley on the east side or from the interior of the building.



Figure 4.60: West façade of the Old Jail

The structure can be divided into three distinct portions, arranged in a north-south orientation. The central and southern portions are constructed on earlier foundation walls, built of ashlar stone and brick masonry (Figures 3.48 and 3.49), presumably remnants of the 19th century jail. Above these foundation walls sit a two-story, painted cast-in-place concrete building with a 1-story extension to its south, built in the 1920's. The northern section of the structure includes a cast-in-place concrete basement level, which appears to date from the same period of construction as the superstructure in the other two portions of the building. These foundation walls support a later, 2-story concrete masonry addition.



Figure 4.61: Historic brick and ashlar stone masonry foundation walls below more recent cast-in-place concrete structure above



Figure 4.62: Historic brick and ashlar stone masonry foundation walls at southern and central portions and cast-in-place foundation wall at northern portion of jail

Exterior Conditions

The front façade shows a distinct junction between original cast-in-place concrete structure and the later concrete masonry unit (CMU) addition. On the newer CMU addition, which nearly doubled the size of the original structure, signs of extensive previous repointing at cracked joint were observed (Figure 4.47). The movement that originally caused this cracking does not appear to be active.

Window and door openings within the CMU walls have precast concrete lintels supporting the masonry above and precast concrete sills. These appear to be in good condition.

Settlement of the concrete sidewalk at the northwest corner of the building is evident (Figure 4.50). A ghost line of its original elevation can be seen on the adjacent CMU wall. A tripping hazard now exists between the corner sidewalk section and the adjacent portion of sidewalk.



Figure 4.63: Settlement of the concrete sidewalk at northwest corner. Note also the previous repointing efforts in CMU walls.

In the cast-in-place concrete portions of the superstructure, window and door openings have concrete lintels integral with the reinforced concrete walls. Concrete window sills are still visible at many of the first windows; however, they have fallen off at many others (Figure 4.51). This is due to the embedded bars from the window protection system corroding, expanding and exerting pressure on the surrounding concrete. Spalled and cracked concrete around the windows at the jambs is also evident at some locations (Figure 4.52), also due to corroding bar anchorage elements.



Figure 4.64: Spalled concrete and missing sill at second floor window opening on west façade



Figure 4.65: Spalled concrete around window openings at corroded bar system anchorages (east façade, 1-story extension)

At the southern one-story extension, the transition of the earlier brick foundation wall to the cast-in-place vertical addition wall differs from the detailing at the central portion of the building (Figure 4.53). A stem wall appears to have been built with the first floor slab edge placed on top and visible from the exterior. The remainder of the wall was then poured above the slab with a perimeter steel element at the juncture to provide a positive connection.



Figure 4.66: Southern section first floor slab edge visible from exterior

Water has found its way into the joint, resulting in corrosion, delamination and expansion of the steel elements. As a result, the concrete has cracked and spalled at various locations around the perimeter. On the west facade of the addition, a crack in the concrete follows the joint approximately 6" above the top of the slab and the concrete appears to be on the brink of spalling off (Figure 4.54).



Figure 4.67: One-story extension with cracking and spalling concrete above the first floor slab edge

The worst condition exists at the southeast corner of the building, where the concrete has spalled off completely, exposing the corroded steel elements within. It is possible that the anchorage of the walls above to the floor slab is compromised due to this condition.



Figure 4.68: Spalling concrete and delaminated steel at southeast corner of jail

The center cast-in-place concrete building is approximately 8 feet taller than the northern CMU addition. The higher roof is surrounded by a 14-inch thick exposed concrete parapet extending approximately 2 feet above the nearly flat roof. In general, the parapet appeared to be in good condition, although small cracks were visible at discrete locations. At the south end of the center building, a large, brick chimney extends nearly 12-feet above the roof line. This chimney measures approximately 40-inches deep by 54-inches wide. Chimneys are particularly susceptible to degradation of the mortar joints due to their high exposure to the elements. The chimney appears to have had previous repointing efforts performed; however, it is currently exhibiting more recent cracking and open joints (Figure 4.55). This decreases its resistance to wind and seismic (lateral) loads.

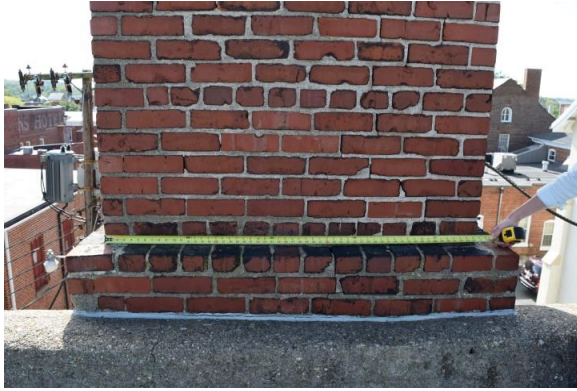


Figure 4.69: Brick chimney at south end of center building section

Foundation Walls / Basements

A stone retaining wall extends south from the southeast corner of the building and supports the parking lot above. It shows obvious signs of bowing out around 1/3 to mid-height (Figure 4.56) and is now nearly a half foot out of plumb. Vegetation is growing through the open joints between stones and lichen growth can be seen on the stones, indicating high levels of moisture in the wall. Previous repointing efforts were made to attempt to infill some of the open mortar joints. A concrete member caps the stone portion of the wall at the parking lot level and is cracking and spalling (Figure 4.57).



Figure 4.70: Bulging retaining wall in line with rear foundation wall of jail



Figure 4.71: Cracked and spalling concrete at southeast retaining wall below parking lot

As noted above, the foundation walls as seen from the alley to the east of the Jail vary in materials and construction periods. Ashlar stone, brick, and cast-in-place concrete walls are all visible and are in varying conditions. The stone wall below the central portion of the jail appears to be the earliest construction and shows signs of wear of the stone units themselves, likely due to their age and exposure to the elements (Figure 4.58). There is also significant mortar loss in the joints. A louver was installed at a location where there was likely a window opening previously; however, the opening had to be enlarged and the stone work around the opening was performed rather carelessly. Stones below the opening were removed and the remaining space grouted.



Figure 4.72: Early stone foundation wall under central portion of jail building. Note corner of louver on right.

At the interior of the early stone portion of the building, a two wythe brick partition exists in the east of the basement. This wall has no contact with the framing above and is therefore not carrying any floor loading, but it has large openings without lintels to support the masonry above (Figure 4.59). A cast-in-place concrete tunnel extends from the west wall of this space, presumably to the courthouse to the west.

Brick foundation walls were added to the north and south of the stone foundation walls at a later date and are typically in fair condition, although they have also experienced localized wear to the brick and loss of mortar. The basement floor is approximately 2 feet above the alley level, and the lowest portions of wall below the basement slabs show signs of moisture damage, including biological growth and mortar loss.



Figure 4.73: Unsupported masonry in center basement

At the one story addition to the south of the jail, there is significant brick loss below the door threshold at the entrance to the basement (Figure 4.60). Above the doorway, there is no lintel to support the brick and the door frame appears to be doing this work. Significant mortar loss exists above the opening at the interior and exterior faces.



Figure 4.74: Loss of brick under threshold in foundation wall below 1-story extension

Presumably used historically as a boiler room, a coal chute is still visible at the interior. The room is presently being used for storage of papers, which are now saturated and moldy (Figure 4.61). This continually wet environment is contributing to the long-term degradation of the mortar and brick in the walls.



Figure 4.75: Brick foundation walls of old boiler room. Note current paper storage and moisture.

The northern CMU addition was the most recent addition to the group of structures. It shares its south brick wall with its southern neighbor. The remainder of the perimeter foundation walls is of cast-in-place concrete construction which appears to be in fairly good condition. A north-south CMU wall provides an additional interior line of support for the framing above.

In the southwestern corner of the north addition basement, a previous wall opening exists (Figure 4.62). As the space on the other side of this opening is below grade, it is assumed that there was a functioning tunnel at some point in time. The lintel above this doorway shows signs of failure; however, since the opening is now infilled with CMU, the lintel is no longer being asked to carry the loads it once was and this is no longer a structural concern.



Figure 4.76: Brick foundation wall penetrations of northern jail addition. Note previous entrance to presumed tunnel with lintel distress.

On the southern side of this corner, the brick foundation wall contains abandoned MEP penetrations that are in need of infill repair. At this location, diagonal cracking is also evident, possibly caused by the combination of in-plane shear loading due to soil pressures from the west and the presence of these wall penetrations. Abandoned and/or improperly created openings in walls were also observed in other locations within the jail basement areas.

First Floor Framing

The first floor framing for the central portion of the jail house is a system of reinforced concrete beams supporting a 6" one-way reinforced concrete slab. At many locations, concrete has spalled and reinforcement of the structural elements is visible. This is likely due to a combination of high moisture, inadequate concrete cover for the reinforcement, and the resulting corrosion of the reinforcement. At some locations, the quality of the concrete mix is poor, with a high aggregate to cement ratio and relatively large aggregate size. In

concert with inadequate vibration during construction, this caused the concrete to honeycomb. Deterioration is typically the worst on the west side of the building where moisture is likely to collect in the soil below the pavement at the first floor level. The slab reinforcement at one location was observed to consist of square bars spanning between the beams at approximately 8" on center. Temperature and shrinkage reinforcement in the perpendicular direction was also observed. First floor framing beams span east-west between perimeter masonry walls and vary in size and spacing. Summarized below are the conditions of the first floor framing beams, from south to north:

- Beam 1 (southernmost beam): located approximately 9ft from the face of the southern wall, 18" wide by 22" deep. Deteriorated west end of beam with the bottom bars exposed and measuring 1-3/8" diameter at approximately 4" on center. 3" side cover and 2" bottom cover (Figure 4.63).
- Beam 2: located approximately 10 feet to the north of Beam 1, 17.5" wide by 21" deep. No significant deterioration observed.
- Beams 3 and 4 are adjacent to each other just to the south of the tunnel entrance. Both beams measure 18" wide by 21" deep. (Figure 4.64)



Figure 4.77: Beam 1 and exposed reinforcing



Figure 4.78: Double beams 3 & 4

The two brick additions to the north and south of the stone portion of the building also have concrete-framed first floors. In the southern section below the 1-story addition, the first floor consists of a 2-way flat slab spanning between perimeter walls. Concrete beams were not necessary here due to the shorter spans. In the space to the north of the stone building, the floor structure consists of a two-way flat slab with one central concrete column with a small drop panel.



Figure 4.79: Northern addition first floor joists bearing on perimeter concrete wall

In the later, northern addition, the floor framing system has recently been replaced with 2x10 wood joists spaced at 16-inches on center. The joists span east to west between perimeter concrete walls and an interior CMU bearing wall and currently support plywood sheathing. The joists bear on a ledge in the exterior concrete load bearing walls and are packed with brick to prevent rotation (Figure 4.65). No bridging was observed between joists.

Second floor framing

Limited information is known about the composition of the second floor framing on the 1920's jail building. From within the first floor space, the underside of a flat concrete slab is evident; however, no slab penetration was accessible to determine slab thickness or reinforcement. It is assumed that the slab is supported on interior concrete walls since it is unlikely that the slab spans the entire width of the building.

There is evidence of removed interior walls (Figure 4.66). It is currently unknown if the removed walls were bearing walls supporting the slab above, and it is possible that the slab in its current configuration is inadequate to support the design loads. However, loading on the second floor slab is currently significantly reduced since the space is

unoccupied and there are no visible signs of distress.



Figure 4.80: Location of removed concrete wall in cast-in-place concrete jail house

Similar to the first floor framing below, in the northern CMU addition, 2x10 wood joists spaced at 16-inches on center were used as the 2nd floor framing system. The span is cut in half with a 2x4 wood stud wall at mid-span, located directly above the CMU wall below. No bridging was observed.

Roof Framing

The central portion of the jail has a cast-in place concrete roof framing system consisting of three 16"x16" chamfered concrete girders spaced at approximately 10'-3" on center and perimeter concrete rim beams of equal depth. The concrete girders span in the east-west direction and are supported on the rim beams and the 12" concrete wall below. A one-way cast-in-place concrete slab spans north-south between girders. Its depth could not be determined.



Figure 4.81: Center building second floor space with cast-in-place roof structure above

At the junction between the concrete structure and the CMU northern addition, a small doorway exists, likely originally a window. Due to the difference in elevation between the roof levels in the two buildings, the top of the opening was infilled with CMU. However, this infill is currently unsupported and appears to be held in place with only mortar (Figure 4.68).

The underside of the roof of the one-story southern extension could not be observed due to ceiling finishes in the first floor space, but it is assumed to be of concrete construction.



Figure 4.82: Second floor doorway between center building and northern addition

The northern CMU addition roof framing consists of 2x10 roof joists spanning east to west between exterior concrete walls and an interior 2x4 bearing stud wall (Figure 4.69). Roof framing tapers from full depth 2x10's at the interior bearing wall to 7-1/2" at bearing ends to provide the desired roof slope. New plywood sheathing was observed on top of the joists.



Figure 4.83: Northern Addition roof joists bearing on interior wood wall near building centerline

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Prioritized Structural Recommendations

Summarized and Prioritized Structural Recommendations

Priority 1 indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure, or that poses a health and safety risk.

Priority 2 refers to a condition that should be addressed within a year, but only after the first priority needs have been met.

Priority 3 refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.

Priority 4 refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
<i>Priority 2</i>	
At exterior walls, repair stucco where delaminated or cracked.	2
Where embedded rail posts are corroding and concrete has spalled at exterior ramps and stairs, clean and paint the posts, coat with rust-inhibiting paint, apply bonding agent, and repair concrete with trowel-on patching mortar.	2
Where foundation walls have experienced loss of mortar, perform deep repointing of joints with compatible mortar.	2
Infill all abandoned MEP openings in foundation walls with masonry and mortar compatible with existing.	2
At North Wing roof, there is presumed cannon damage at two king post trusses and the purlins and roof sheathing in between. A licensed structural engineer should be contracted to perform a structural analysis of the framing and design repairs. For pricing purposes, structural repairs could include replacing one broken purlin, sistering two cracked purlins, repairs to the top chords on the two trusses, and localized sheathing replacement.	2
At the Center Roof hammer beam trusses, signs of overstress were observed in the form of longitudinal cracking in horizontal members and top chords, transverse cracking in curved members, and shear cracking at connectors. The trusses had been reinforced previously with horizontal and diagonal tie rods and HSS lateral braces. Presumably, these reinforcement efforts should have alleviated the overstress in the truss elements and connections; however, this cannot be confirmed without a detailed structural analysis. If the second floor is to be removed in future renovations in order to recreate the original double height	2

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
space, the effect on the trusses and on the buttresses would need to be investigated by a licensed structural engineer with experience in historic structures.	
At one Center Roof hammer beam truss, one of the bearings shows signs of crushing. This could be caused by a combination of water infiltration and the stresses in the members. Any sources of water intrusion such as leaks in the roofing should be remedied if the condition is active. Access should be provided for the bearing elements to be probed and repairs designed by a licensed structural engineer with experience in historic structures	2
At the South Wing roof, an added second floor ceiling has increased the loading on the scissor trusses and localized signs of overstress have been observed in the truss members. A licensed structural engineer experienced with historic structures should be contracted to perform a structural analysis of the trusses and determine whether they are capable of carrying the additional load. Localized reinforcement of members may be required as a result. If it is desired to remove the ceilings below and expose the ornate trusses once again, this would reduce the loading on the trusses and would be feasible from a structural perspective	2
At the South Wing roof, localized damage to the roof structure include one broken purlin, the reduced section of a scissor brace, and charring of roof sheathing and roof purlins. The broken purlin should be replaced in kind and repairs to the scissor brace should be designed and implemented by a licensed structural engineer experienced with historic structures. Charred roof sheathing should be replaced in kind and the charred purlins should be investigated further to determine whether their structural capacity has been reduced by the charring or whether it is just surface damage.	2
1200AE recommends conducting samples for wood species identification through-out the wood-framed roof areas. Providing wood samples to the US Forest Service or a wood scientist for wood species identification will enable further refinement of an estimated load capacity of the structure and as a result possibly identify modifications to framed areas and materials to be utilized if replacement members are required.	2
At Bell Tower, probe ends of water damaged second floor joists to determine whether the wood is sound and perform repairs if compromised. Work should be performed by a licensed structural engineer.	2
Priority 3	
Priority 4	

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
Install Avongard crack monitors along the cracks in the north exterior wall and record measurements monthly to determine if the movement is active.	1
<i>Priority 2</i>	
Conduct masonry repairs on the north exterior wall to stitch together masonry along cracks, use salvaged brick to the extent possible, and provide additional brick matching in color and strength as needed. Use mortar matching existing in color and composition.	2
Repoint exterior masonry joints at areas of mortar loss, such as southwest corner, east façade below basement slab on grade elevation, and window sills at east façade. Use mortar matching existing in color and composition.	2
Repoint / rebuild segmental arch brick lintels at east façade. Use mortar matching existing in color and composition.	2
Repoint open joints at stone flat lintel bearings.	2
<i>Priority 3</i>	
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor framing to determine its load capacity. Perform wood species identification to provide material properties to be used in this analysis.	3
<i>Priority 4</i>	
Monitor exterior walls for new cracking and deterioration since previous repointing.	4

Old Jail	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
Remove loose and spalling concrete around windows in cast-in-place concrete portion of the building to prevent concrete falling and potentially harming pedestrians.	1
Remove loose and spalling concrete at one-story south extension above first floor slab to prevent concrete falling and potentially harming pedestrians.	1
<i>Priority 2</i>	
At northwest corner of building, remove settled concrete slab. Compact soil below and fill with crushed stone as required. Pour new section of slab on grade to be level with adjacent sections.	2
At windows in cast-in-place concrete portion of building, clean corroding bars and anchorages at windows. Coat with rust inhibiting paint, apply bonding agent, and patch concrete with trowel-on patching mortar	2
At one-story south extension above first floor slab, contract licensed structural engineer to perform probe investigation and determine construction of joint and function of embedded steel perimeter elements. Repairs to be determined per investigation.	2
Repoint open joints and cracks in chimney. Use mortar matching existing in color and composition.	2
At bulging stone retaining wall at southeast corner, contract licensed structural engineer to determine construction of wall and perform structural analysis. Structural repair scope could consist of disassembling and rebuilding wall with improved drainage or installing walers with anchors into soil behind wall.	2
Where east brick and stone foundation walls have experienced mortar loss and/or brick loss, perform deep repointing of walls using mortar matching existing in color and composition. Replace missing bricks in kind.	2
In basement of central portion of building, where no lintel exists above opening in brick partition, provide new steel angle lintels (one per wythe of brick).	2
In basement of one-story southern extension, remove all wet and moldy boxes of papers and other stored items.	2
In basement of northern CMU portion of building, infill all abandoned MEP openings in southern brick wall. Perform masonry repairs along the diagonal crack with compatible mortar. Monitor repair for any signs of new movement or crack formation.	2
At first floor concrete beams and slabs, where reinforcement has corroded and concrete has spalled, clean reinforcement, paint reinforcement with rust inhibitor, apply bonding agent and repair concrete with trowel-on patching mortar.	2
At northern CMU addition, install mid-span bridging between joists at first floor, second floor, and roof framing.	2

Old Jail	
Recommendation	Priority (1, 2, 3, or 4)
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor structure to determine its load capacity. Without original drawings for the cast-in-place concrete portion of the building, non-destructive testing and materials testing will likely be required to determine reinforcement and function of first floor walls in supporting the second floor slab. Perform wood species identification to provide material properties to be used in this analysis.	2
<i>Priority 3</i>	
<i>Priority 4</i>	

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Chapter 5: **Mechanical, Electrical, and** **Plumbing (MEP) Analysis**

Scope of Systems Analysis

Dunlap & Partners has been tasked by Commonwealth Architects to evaluate the existing mechanical, electrical, and plumbing (MEP) systems serving the Renwick Court House, Old Jail, and Old Wallace Library in downtown Fredericksburg. This analysis will provide an overview of the existing MEP systems serving the building, a general assessment of their condition, and recommendations for future improvements.

Our analysis only covers the MEP systems within the building. The estimates do not cover the costs of any work outside of the building that may be required to upgrade building services. Site lighting is not considered as part of this analysis.

Executive Summary

Renwick Court House

The existing water source heat pump concept should be retained and equipment replaced as necessitated by age and/or recommended modifications. Specifically, we recommend that the dedicated outside air unit (DOAS) be replaced with a unit which has cooling and dehumidification capability. This will require replacement of other equipment in order to accommodate the new DOAS unit, including the closed circuit cooler, heat exchanger and pumps. We also recommend that the boiler be replaced with smaller modules which will be more efficient. Individual heat pumps should be replaced as they fail. We also recommend a new building automation system which allows access from a web browser program.

Existing lighting should be replaced with more efficient fixtures. Power to the building is adequate.

Plumbing fixtures should be replaced with fixtures that meet the water conservation requirements of the 2005 Energy Policy Act.

The cost of the recommended MEP modifications is \$675,000.00

Old Wallace Library

The existing split system heat pumps should be replaced with a more efficient variable refrigerant flow HVAC system with a dedicated outside air unit.

Existing lighting should be replaced with more efficient fixtures. Power to the building should be upgraded from 300 amps to 400 amps and the main service gear replaced.

Plumbing fixtures should be replaced with fixtures that meet the water conservation requirements of the 2005 Energy Policy Act.

The cost of the recommended MEP modifications is \$260,000.00

Old Jail

The adaptive re-use of this building requires a new HVAC system. We recommend a variable refrigerant flow HVAC system with a dedicated outside air unit.

The building will have energy efficient lighting throughout. Power to the building should be upgraded from 300 amps to 400 amps and the main service gear replaced along with all building power distribution.

Plumbing fixtures should be replaced with fixtures that meet the water conservation requirements of the 2005 Energy Policy Act.

The cost of the recommended MEP modifications is \$260,000.00



ANALYSIS AND RECOMMENDATIONS

Existing Conditions, Renwick Courthouse

Mechanical

The courthouse was mechanically renovated in 1990. The HVAC system is a water source heat pump concept. The system includes a closed circuit cooler (i.e. 'cooling tower') located adjacent to the Old Jail, a gas-fired boiler located in the basement of the Old Jail, a dedicated outside air unit located in the basement of the courthouse, and 27 water source heat pumps located throughout the courthouse. In addition, there are pumps, a 'shell and tube' heat exchanger, and a Building Automation System (BAS) controller in the Old Jail basement. Condenser water is piped between the Old Jail Mechanical Room and the Court House basement in a utility tunnel which connects the two buildings.



Figure 5.1: Boiler in Old Jail Basement



Figure 5.2: Pumps in Old Jail Basement

The BAS is a Siemens 600 model. It is a second generation control system with a DOS-based computer software package. The thermostats are not locally controlled, but are limited by the software package. Night Override thermostats are located in various portions of the building.



Figure 5.3: Building Automation System, Siemens 600 model.



Figure 5.4: Building Automation System, Siemens 600 model.

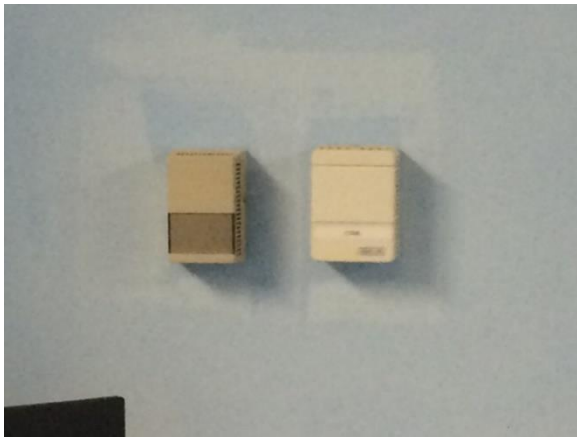


Figure 5.5: Thermostat controls.



Figure 5.6: Thermostat controls.

All of the control valves and actuators in the building are pneumatic. Packaged equipment thermostats are electric.

Plumbing

Domestic hot water is generated via an electric 42-gallon water heater located in a first floor utility room.



Figure 5.7: Water heaters.

Electrical

The courthouse is served by a pole mounted transformer. The service is 600 amp, 240/120v, 3 phase. It is Siemens ITE gear installed in 1990. It is in good condition. Distribution panels are Siemens.



Figure 5.8: Main service entrance.

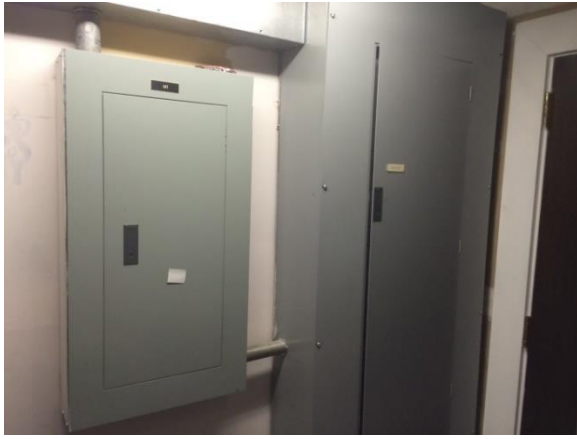


Figure 5.9: Building electrical distribution.

Lighting is T-12 magnetic ballast fluorescent lamps. We assume that all building lighting will be replaced in a renovation as the current fixtures do not meet current energy code requirements. Some, but not all, of the offices are equipped with motion sensors.

Existing Conditions – Old Wallace Library

Mechanical

The Library is served by two five-ton split system heat pumps. The indoor units are located in the basement and the outdoor units are located adjacent to the building on the Jail side.



Figure 5.10: Library condensing units.



Figure 5.11: Library indoor unit, basement.

Supply duct is concealed above the ceiling and air is delivered to the individual spaces via floor diffusers on the first floor and ceiling diffusers on the second floor. Return air is via louvers in doors and central returns from the corridor. Each system is controlled by a programmable thermostat.



5.12: Library corridor return and thermostat.

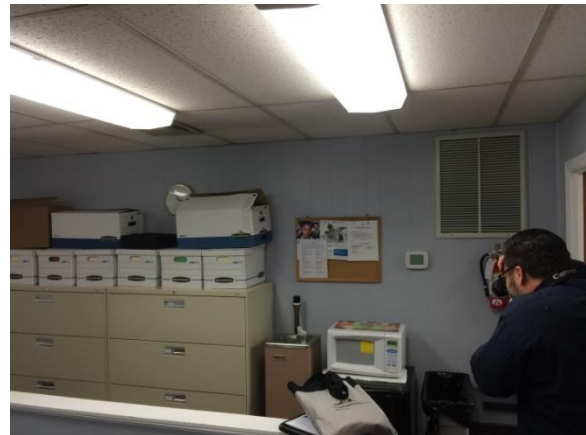


Figure 5.13: Library first floor return and thermostat.



Figure 5.14: Library floor diffuser, first floor.



Figure 5.15: Library, return louver in door.

Plumbing

Domestic hot water is generated in a small electric heater located in the basement. There are two bathrooms upstairs along with a Janitor's Closet. Fixtures are tank top.



Figure 5.16: Library, electric water heater.

Electrical

The building is served by a 300 amp, 120/208 Volt, 3 phase main panel located in the basement. There is a 240/208v transformer on the wall in the basement. We are unsure what piece of equipment this serves.

The main gear is Federal Pacific as is the breaker panel.



Figure 5.17: Library, main breaker panel.

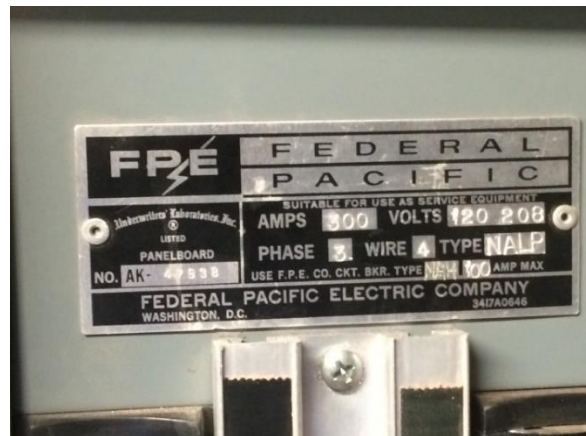


Figure 5.18: Library, main service label.

Lighting is T-12 magnetic ballast fluorescent lamps.

Existing Conditions – Old Jail

Mechanical

The Old Jail has a two-ton mini-split heat pump with a condensing unit on the low roof and two indoor units.



Figure 5.19: Jail, mini-split condensing unit.



Figure 5.20: Jail, indoor unit.

Plumbing

Domestic hot water is generated by a small point-of-use electric water heater

Electrical

The building is served by a 125-amp panel with no label. It is a Cutler Hammer panel.

Evaluation of Existing Systems

Renwick Court House

Mechanical

The median expected service life for various HVAC equipment, as reported by ASHRAE, is as follows:

- Commercial Water-to-Air Heat Pumps
24 years
- Residential Air-to-Air Heat Pumps
15 years
- Boilers, Cast Iron
35 years
- Closed Circuit Coolers
20 years
- Electronic Controls
15 years
- Air Handling Units
25 years
- Shell and Tube Heat Exchangers
24 years
- Base Mounted Pumps
20 years

All of the HVAC equipment serving the Court House is over 25 years old and beyond median expected service life. The exception is the boiler.

The use of a closed loop water source heat pump system in this application is appropriate. In this instance, most of the equipment requires replacement due to age. This gives us an opportunity to evaluate the size and operation of the system as parts are replaced.

The closed circuit cooler is sized for 36 tons, which is marginal for an historical building façade with modern internal loads. We recommend that the closed circuit cooler be increased in size to 50 tons to handle the addition of a cooling coil to the outside air

unit and the increase in ventilation air required to adequately pressurize the building.

The boiler is sized for over 70 BTU/S.F. which is well over the target that was used years ago for older structures. That target is 50 BTU/S.F. We recommend that the boiler be replaced with at least two fully condensing gas fired modular boilers sized for a total capacity of 50 BTU/S.F.

The heat pumps should be confirmed for adequate size for the new loads and zones created by renovation and replaced as required. Re-used units will be replaced as they fail. The piping loop appears to be adequately sized and should be re-used.

Pumps should be replaced with new pumps sized for the required flow of the new heat pumps. The shell and tube heat exchanger should be replaced to accommodate the increased system capacity.

In the summer months, the current outside air unit injects untreated outside air for ventilation directly across small tonnage direct expansion coils, a practice, which we know today, can contribute to high humidity conditions in the building. The outside air intake for the unit is located at grade and is accessible. The current practice is to elevate the outside air intake so that objects and material cannot be easily introduced into the unit. The outside air unit in the basement of the Court House should be replaced with a unit sized for the current code required ventilation and to provide adequate pressurization of the building. Unfortunately, heat recovery with the exhaust fan locations does not appear practical. The new DOAS unit (Dedicated Outside Air System) will have a heat pump and will be connected to the condenser water loop. It will also have a hot water auxiliary heating coil. We do recommend carbon dioxide sensors in densely occupied spaces to reduce outside air and



reduce energy consumption when spaces are lightly occupied.

The Building Automation System (BAS) is dated and should be replaced with a web based system which can be accessed via any computer terminal or mobile phone.

Thermostats should allow limited local adjustment with global unoccupied temperature set at the building computer.

Electrical

The 600-amp service size is adequate for a 12,000 S.F office application. The service and gear appears to be in good condition and can be re-used. Some new electrical power distribution will be required to accommodate the new space configuration.

The lighting fixtures should be replaced with T-5 electronic ballasts and/or LED fixtures. All offices and conference rooms should be equipped with motion sensors.

Plumbing

The water heater should be evaluated based on the new water demand requirement and replaced as required.

Evaluation of Existing Systems

Wallace Library

Mechanical

The median expected service life for various HVAC equipment, as reported by ASHRAE, is as follows:

- Residential Air-to-Air Heat Pumps
15 years

The age of the current split system heat pumps is not known; however, the zoning and control of the HVAC system can be greatly improved. We recommend a variable refrigerant flow (VRF) system consisting of a single outdoor unit and multiple indoor units to accommodate zoning requirements. This system type is prevalent in small office applications and is very energy efficient.

A single DOAS will pressurize the building and allow for heat recovery. The operation of the DOAS can be interlocked with a smoke detector in the corridor return so that the unit can be shut-off during a smoke or fire event in which the corridor becomes the primary means of egress.

In addition to the age of the existing systems and equipment, there are other challenges with using and/or replacing it in kind. The constant volume and small packaged equipment which exists today in the Library is not energy efficient and the zoning control of the systems does not meet the thermal comfort requirements of ASHRAE Standard 55. There is no mechanical ventilation for the building today. Ventilation is provided by infiltration of outside air. We know today that infiltration of unconditioned outside air in the summer can contribute to high humidity conditions in the building.

Electrical

The electrical service is dated and not in good condition. Even more troubling is the fact that the panel and breaker manufacturer, Federal Pacific, has gone out of business. This will make finding new breakers difficult. The electrical service size is marginal and we recommend that the service size be increased to 400 amps.

The lighting fixtures should be replaced with T-5 electronic ballasts and/or LED fixtures. All offices and conference rooms should be equipped with motion sensors.

Plumbing

The plumbing fixtures do not meet the 1992 or 2005 Energy Policy Act water efficiency requirements. They should be replaced. The water heater should be replaced.



Evaluation of Existing Systems

Old Jail

Mechanical

The HVAC systems in the Jail will not be retained in any office adaptive re-use. A new system will be similar to that proposed for the Library, i.e. a VRF system.

Electrical

The electrical service will be replaced with a new 400-amp service. All new power distribution and lighting will be included.

The lighting fixtures will be T-5 electronic ballasts and/or LED fixtures. All offices and conference rooms should be equipped with motion sensors.

Plumbing

The plumbing fixtures will be new and will meet the 2005 Energy Policy Act water efficiency requirements.

Recommendations

Renwick Court House

HVAC

The building equipment will be replaced and the water source heat pump system type will be retained. Equipment will be replaced as described above. Distribution of conditioned air would be via new low pressure ductwork. The BAS (building automation system) would be total DDC with electric actuation of dampers and valves. The entire BAS would be accessible and addressable from a web browser.

Opinion of probable cost of New Water Source Heat Pump System - \$450,000.00

Plumbing

If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.

Opinion of probable cost of new Plumbing Fixtures \$ 50,000.00

Electrical

Opinion of probable cost for new Power and Lighting \$175,000.00.

Recommendations

Wallace Library

HVAC

The building systems can be replaced with a high efficiency VRF system. This would include a DOAS.

Opinion of probable cost of VRF System
. \$150,000.00

Plumbing



If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.

Opinion of probable cost of new Plumbing Fixtures \$ 10,000.00

Electrical

The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.

Opinion of probable cost for new Power and Lighting \$100,000.00.

Recommendations

Old Jail

HVAC

The building HVAC system will be a high efficiency VRF system. This would include a DOAS. The basement is not included.

Opinion of probable cost of VRF System . . .
. \$150,000.00

Plumbing

If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.

Opinion of probable cost of new Plumbing Fixtures \$ 10,000.00

Electrical

The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.

Opinion of probable cost for new Power and Lighting \$100,000.00.

Summarized and Prioritized Mechanical, Electrical, and Plumbing Recommendations

Priority 1 indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure, or that poses a health and safety risk.

Priority 2 refers to a condition that should be addressed within a year, but only after the first priority needs have been met.

Priority 3 refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.

Priority 4 refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
<i>Priority 2</i>	
Mechanical The building equipment will be replaced and the water source heat pump system type will be retained. Equipment will be replaced as described above. Distribution of conditioned air would be via new low pressure ductwork. The BAS (building automation system) would be total DDC with electric actuation of dampers and valves. The entire BAS would be accessible and addressable from a web browser.	2
Plumbing If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2
<i>Priority 3</i>	
Electrical Install new Power and Lighting	3
<i>Priority 4</i>	

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
<i>Priority 2</i>	
HVAC The building systems can be replaced with a high efficiency VRF system. This would include a DOAS.	2
Plumbing If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2
Electrical The main service and power distribution should be replaced. Lighting systems should also be replaced.	2
<i>Priority 3</i>	
<i>Priority 4</i>	

Jail	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
<i>Priority 2</i>	
HVAC The building HVAC system will be a high efficiency VRF system. This would include a DOAS. The basement is not included.	2
Plumbing If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2
Electrical The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.	2
<i>Priority 3</i>	
<i>Priority 4</i>	

Chapter 6: Building Code Analysis

Review

The three buildings on the site have all been previously fully occupied and would be reviewed under the 2012 Virginia Rehabilitation Code (VRC). There are optional tiers of review within the VRC: Prescriptive Compliance Method, Work Area Compliance Method, or Performance Compliance Method. The Work Area Method is the general application and comments here assume that as the basis for review.

Any full reuse of the three buildings will be regarded as a Change of Occupancy and will be reviewed under Chapters 6 – 10 of the VRC. In addition, the three structures meet the code definition of historic and can utilize Chapter 12 of the VRC (Historic Buildings), which is an overlay that provides particular variances to historic buildings in the interest of preservation. As a Change in Occupancy, the level of required compliance will be based on the proposed usage of the building and whether the new use is an equal or lesser hazard to occupants than the pre-existing use. There are three hazard categories under which the building is reviewed: means of egress, height and area, and exposure of exterior wall.

The pre-existing uses of the structures would likely be considered B (business) for the library (given its use by the School Board), A-3 (assembly) for the courthouse, and I-3 (institutional) for the jail. There has been some ad hoc, unfinished construction in the jail that suggests that it was intended to have an office use subsequent to its use as a jail, but it does not appear to be work that was submitted for permit. As such we would regard I-3 as the last official use.

Within the means of egress hazard category, I-3 and A are relatively high hazard so any likely reuse will be considered an equal or lower hazard, which allows greater deviance from new construction requirements (2012 Virginia Construction Code or VCC). The library has a B use, which is a lower hazard category. Continued usage as B or as R-3 (limited residential units, permanent in nature) would receive lower means of egress scrutiny, but assembly, mercantile and more intensive residential usages would require additional compliance with new construction requirements.

Within Heights and Areas category, we have essentially the same scenario. Almost any realistic re-use of the jail or courthouse would be seen as a change to an equal or lesser hazard. For the library, use other than B or R-3 will be seen as a higher hazard. Given the small size of the structures, it is unlikely that it makes any difference which category they fall under.

Under the exposure of exterior wall category, most realistic uses will be considered a change to an equal or lower hazard with the possible exception of M (mercantile). The advantage of the more lenient rating in this category is that existing exterior doors and windows do not have to be upgraded due to proximity to property lines.

Generally speaking, review as a higher hazard category is not particularly burdensome and some requirements may be offset with relief provided by Chapter 12 (Historic Buildings).

Construction Type

All buildings have minimal footprints and are no more than two stories in height. Assuming that all incorporate wood in some structural capacity, the buildings can be classified as VA, VB, IIIA or IIIB. The two categories that

would likely be presented to the AHJ would be VB or IIIB, which are least restrictive in terms of fire safety. The essential difference between the two is that IIIB requires that exterior bearing walls have a 2-hour fire rating (structure, not openings). The choice would be dependent on the usage proposed and fire suppression provided. For example, if a mercantile usage was proposed for the courthouse building, the building could only be submitted as VB with a sprinkler system (M use is limited to 1 story in VB, but the sprinkler system allows an extra floor). Alternately, the building could be submitted as IIIB without fire suppression.

Fire Suppression

Because of the limited footprints of the buildings, sprinkler systems would not be required of all uses, however there are some potential uses that will always trigger a sprinkler requirement. For example, any assembly use above or below the level of exit discharge will require a sprinkler for the assembly fire area, regardless of its size or occupancy. Similarly, any residential usage will trigger a sprinkler requirement. Under the VCC, this requirement would be required throughout all areas of the building; however, the VRC would permit it in residential areas only provided the R occupancy is properly separated from others in the building.

Accessibility

Public accommodations (restaurants, civic areas, hotels, etc.) and commercial facilities must generally be made accessible unless it can be demonstrated that providing access is technically infeasible or is detrimental to the historic character of the building.

Accessibility, however, is not required between floors of buildings where the aggregate floor area of floors above and below the accessible level is 3000 square feet or less, business, mercantile, etc.) would be allowable.

so there would be no accessible route required to the second level of the library or jail buildings.

Additionally, access is not generally required to into buildings or between floors of buildings that do not have required accessible elements. If, for example, the library was to be converted into an R-2 residential use, the ADA requirement would be inapplicable unless a leasing office was included (private apartment projects are excluded from ADA). FHA would also not apply because the buildings are existing and not currently residential. Only the building code could create an accessible requirement in this instance. Chapter 12 of the VRC specifically exempts historic buildings from Type B requirements (units referenced by the code that represent safe harbor for FHA) and Type A units (units that provide safe harbor for UFAS & ADA dwelling requirements) are only required when there are more than 20 units in a building. In the library building, which could not house more than five units, there would be no accessible route requirement.

Zoning Analysis

The three buildings are located in the Commercial Downtown District and the Old and Historic Fredericksburg Overlay District. In addition, the buildings are in the Downtown Parking District. The following comments are predicated on the notion that the existing buildings are to remain.

On review of the Use Table in the Unified Zoning Ordinance (72-40.2), it is apparent that any use that that is appropriately conceived (multi-family, lodging, assembly,



Use Standards (72-41) and Density & Yard requirements (72-32.2) were researched and it would appear that none would limit 'by right' adaptive reuse of the site.

City Code 72-53.1(B)(2) exempts the rehabilitation and reuse of historic structures from typical restrictive requirements for parking.



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Chapter 7: Maintenance

Recommendations and

Architectural Recommendations

The project encompassing the property now known as Renwick Courthouse, Wallace Library, and Jail was envisioned as one to fully record the building in its current condition and to make recommendations based on observations on-site. The historic structures were surveyed using historic documents and on-site field verification. The exterior and interior were fully recorded through photographic documentation, and the building was fully recorded through the use of exterior and interior survey forms.

Overall, the Renwick Courthouse, Wallace Library, and Jail stand in good condition. The quality and care of their initial construction has resulted in a complex of buildings that has withstood years of hard use. The courthouse, including the judge's chambers and clerk's office, also served as office space for associated staff. The library was most recently used as the headquarters for the Fredericksburg School Board. The jail was intended for use as office space, but this attempt was abandoned. The only portion of the site currently in use is the limited portion of the jail used by the Fredericksburg Police.

The Renwick Courthouse, Wallace Library, and Jail are listed (1971) on the Virginia Landmarks Register and the National Register of Historic Places as contributing resources to the Fredericksburg Historic District. At the time these documents were drafted, the period of significance was only declared by checking boxes indicating centuries. For this nomination the 18th, 19th, and 20th centuries are checked. Typically, in the absence of a clear period of significance, one would subtract fifty years from the date of listing to determine the end of the period of significance. A 1971 date of listing in this case would yield an end of the

period of significance of 1921. A strict reading of this would exclude portions of the jail from consideration. With these vagaries in mind, however, we strongly suggest that all three buildings be treated as contributing resources within the period of significance of the nomination. The nomination is limited in every respect, and requires significant updating. Given this, it is important that any work undertaken on the Renwick Courthouse, Wallace Library, and Jail – be it maintenance, repair, or further rehabilitation and/or restoration, -- follow the Secretary of the Interior's *Standards for Rehabilitation*.

The Secretary of the Interior's Standards

The Secretary of the Interior's *Standards* (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The *Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The *Standards* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance

in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A. Specific Rehabilitation Recommendations

Architectural Recommendations

The recommendations in this section are divided into four categories:

- **Priority 1** indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure or that it poses a health and safety risk.
- **Priority 2** refers to a condition that should be addressed within a year, but only after the first priority needs have been met.
- **Priority 3** refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.
- **Priority 4** refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

A checklist for regular inspection and maintenance and inspection follows this chapter.¹

¹ The accompanying checklist is based upon the excellent "Preservation Maintenance: A Universal Manual for Developing Conservation Maintenance Plans," prepared by Humphries Poli Architects, P.C. of



Site (Renwick Courthouse, Wallace Library, and Jail)

Provide site lighting: Install period-appropriate lighting (both site and security) that provides both safe access to the building and security after hours. (*Priority 3*)

Create parking plan: When then new use or uses have been selected and the design process initiated, create a parking plan that preserves the historic nature of the site while providing adequate parking for users. This plan will have to acknowledge the very limited on-site parking opportunities, while addressing the fact that parking is essential to a sustainable reuse of the buildings. This plan will likely include multiple parking options, including (but not limited to) such options as on-site handicap-accessible parking, and off-site parking for other users of buildings on the site. (*Priority 3, Renwick Courthouse, Wallace Library, and Jail*)

The site is paved directly up to the edge of the Courthouse to the north, south, and east portions of the building. The site of the jail is paved directly up to the west elevation. Consider repaving with a pervious material to prevent the trapping of moisture at the base of the walls. (*Priority 3*)

Interpret the Historic Landscape

The Renwick Courthouse, Wallace Library, and Jail are integral to the social, civic, and judicial history of Fredericksburg and developed over the course of four centuries. The larger story of the property as told by the landscape will enhance the importance of the complex by showing them to be at the center of a large community. Landscape interpretation can likewise make the Renwick

Denver, Colorado, for the City of Steamboat Springs, Colorado, and issued April 2006. Their report and the checklists they developed are excellent and should serve as models for their type.

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Courthouse, Wallace Library, and Jail grounds even more inviting and interesting as a setting for private gatherings, since it may prompt the designation of some parts of the site as particularly significant. *(Priority 3, Renwick Courthouse, Wallace Library, and Jail)*

Excavate site: When funding permits, continue to archaeologically locate, as per the recommendations in the previous archaeological investigations, and excavate evidence of the original jail, any previous buildings/occupations on the site, and working and ornamental landscape features. *(Priority 4, Renwick Courthouse, Wallace Library, and Jail)*

Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, the contractor should coordinate all site work with all appropriate review authorities. *(Priority 4 Renwick Courthouse, Wallace Library, and Jail)*

Draw up a Landscape Master Plan: The plan should illustrate accessible paths. It should address parking issues and the maintenance of existing and newly-uncovered landscape and site features. The plan should include a topographical survey of the site and record the property metes and bounds. Every chance should be taken to enlarge the number of historic and ethnic themes of the cultural landscape and be used to teach. The plan may propose the commemoration of the original site of the jail, for example, and could include extensive interpretation of Civil War activities on the site, which were extensive. It should also seek chances for making places of rental value to groups and gatherings. *(Priority 4, Renwick Courthouse, Wallace Library, and Jail)*

Following the results of the recommended historic landscape study, re-install historic walkways, and use these to interpret the site,

as well as connect to parking. *(Priority 4 Renwick Courthouse, Wallace Library, and Jail)*

Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris. *(Priority 4 Renwick Courthouse, Wallace Library, and Jail)*

Provide site signage: Provide Braille-augmented signage to describe the newly-uncovered historic landscape and patterns of its occupation. *(Priority 3 Renwick Courthouse, Wallace Library, and Jail)*

Accessibility persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make the site handicap accessible. This work can be accomplished using hard, level paving materials where appropriate and, in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated. *(Priority 3 Renwick Courthouse, Wallace Library, and Jail)*



Renwick Courthouse

General Exterior

Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. *(Priority 1)*

ADA Accessibility

Persons with Disabilities

The historic threshold and steps at the north are not ADA compliant (they are too tall), though likely can be made so with limited ramping. When the building undergoes rehabilitation, it is important that ADA access be provided at these entrances. *(Priority 2)*

Maintain Existing Metal Roof

Patch and repair the existing copper roof as required. *(Priority 2)*

Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimney stacks. Repair as necessary. Use low-profile vented caps where caps are not present. *(Priority 3)*

Add and maintain snow guards along perimeter of roof. *(Priority 3)*

Gutters and Downspouts

When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location. *(Priority 2)*

Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter. *(Priority 2)*

Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer. *(Priority 2)*

Install Lightning Protection System

Install an appropriate lightning protection system, making sure to ground sufficiently away from the building. *(Priority 2)*

Repair Metal Elements

Repair exterior wrought iron railings (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating. *(Priority 3)*

Depending on the rehabilitated use of the courthouse, the exterior stair on the east elevation may not be required. If it is not required, remove the stair and infill the non-historic second floor opening. If it is to remain, repair the stair following the metal repair guidelines below. *(Priority 3)*

Repair Eaves, Cornice

As needed, clean wood cornice of dirt and mold. *(Priority 3)*

As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary. See below for wood rehabilitation procedures. *(Priority 3)*

Repair Masonry Chimneys and Walls

Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchors from walls in all locations. When anchors are removed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch. *(Priority 3)*



The exterior of the courthouse has been coated with a non-historic, thick, Portland-cement based textured stucco. The stucco is substantially stiffer and denser than the original, lime-based stucco that was applied to the courthouse. The existing is not only aesthetically unappealing (its thick, textured appearance is more appropriate for an Arts and Crafts-era structure, not a mid-19C Gothic or Norman structure), but its stiffness has led to hairline cracks throughout the as the stucco seeks to release moisture and adjust to movements in the building. As expected, the cracks are worse in the tower, as it experiences the most movement. Since the existing stucco was applied without expansion joints, there is no way to correct the cracking, short of inserting new expansion joints, which would be a very invasive process, and aesthetically inappropriate. The long-term solution is to remove the existing stucco and reapply a lime-based stucco, as was originally applied to the building. That stucco should be scored to give the appearance of ashlar block, as was done originally. While the full application of decorative paint to give the appearance of stone may be cost-prohibitive, painting the new stucco a more appropriate buff, stone color (as opposed to the current yellow) would do much to return the building to its 19C appearance. *(Priority 2)*

In conjunction with the restoration of the lime stucco coatings, the original parapets should be restored to the building. The restoration of the parapets would greatly enhance the 19C appearance of the building, as the combination of the current rough-cast stucco and roof overhangs (along with the yellow paint) create the appearance of an Arts and Craft-era building, not a 19C Gothic or Norman building. *(Priority 3)*

Black streaking is present on many window sills on all elevations. The source is likely a combination of biological growth and

environmental deposits. The staining should be removed by using the gentlest means possible. If any cracks are located while cleaning, the cracks should be repaired following the masonry repair guidelines below. The sills should be painted to match the other sills on the courthouse. *(Priority 2)*

The main entrance steps (concrete) on the west elevation contain a large crack. The crack should be patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. *(Priority 3)*

Repair Windows

Clean all existing wood windows with fungicide designed to kill black mold. As necessary, scrape and paint the building's wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary. Replace rotted wood in kind when necessary. Replace any cracked, broken, or missing glazing. Remove all deteriorated glazing compound and install new glazing compound. Refer to wood rehabilitation procedures below. *(Priority 3)*

Consider reopening the gable end windows on the north and south elevations. Install historically compatible windows. *(Priority 3)*

Clean all metal windows. Repair the metal windows (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating. *(Priority 3)*

Check windows and hardware for operability. Repair or replace sash cords, pulls, hinges, and casement hardware as required. Provide new sash weights as necessary. *(Priority 3)*



Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks. *(Priority 3)*

Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather. *(Priority 2)*

If interior storms are not installed, apply UV film to glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage. *(Priority 3)*

Exterior Doors

The historic doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing. *(Priority 3)*

As necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and painting. Where wood trim is already scraped, ensure that surfaces are free of any chemical residue before priming and painting. Avoid any defacement of wood profiles. *(Priority 3)*

Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks. *(Priority 3)*

A hatch cover should be designed for the exterior basement access that prevents the entry of water, but can be removed to provide access to the basement when necessary for maintenance purposes. *(Priority 3)*

Maintain the historic hinges on the east elevation from the Hope Fire Company doors as evidence of the evolution of the history of the building. Follow Metal repair guidelines below. *(Priority 4)*

Consider installing contemporary compatible doors in the location of the Hope Fire Company doors (now window openings), depending on the rehabilitation of the space. *(Priority 4)*

Foundation

The foundation does not require repair.

Guard Against Harmful Insects

Begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation. However, given the fact that the building has seen termite damage in the past, the efficacy of the treatment should be carefully evaluated by a pest control professional. In addition, inspect the attic and bell tower quarterly for hornet nests and monthly, during warm months, survey the exterior for mud dauber nests and wasp nests. *(Priority 2)*

Site Drainage

There are currently foundation plantings around the west margin of the building; this practice should be discontinued. If plantings are desired, they should be kept at least 24” away from building. *(Priority 4)*

Currently, the trees to the west of the courthouse scrape against the west elevation of the courthouse. The trees shall be trimmed back to prevent intersection with the building. *(Priority 4)*



Inspect all downspout outflow points around the perimeter of the building to verify that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water. *(Priority 4)*

Consider installing a sump pump in cellar if moisture issues are not adequately resolved. Hard wire sump pump to building wiring system. Connect sump pump ejection pipe with existing storm water management piping. *(Priority 3)*

Site

Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours. *(Priority 3)*

Interior – General

Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. *(Priority 1)*

Undertake a comprehensive paint and finish analysis where historic materials exist for the building's interior and exterior surfaces. *(Priority 1)*

Accessibility for Persons with Disabilities

Accessibility for persons with disabilities is an ethical imperative that will also enlarge the visitor pool for the Courthouse. A code compliant elevator will need to be installed. *(Priority 3)*

Ceilings

The majority of existing ceilings throughout the building are non-historic suspended acoustic ceiling tiles. When rehabilitating the building, if these spaces are to be occupied, consider the use of more historically appropriate materials. *(Priority 3)*

If any plaster ceilings remain above the dropped ACT ceilings, repair the plaster, paying particular attention to areas of known water damage. Check for loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required. *(Priority 3)*

During rehabilitation, consider the removal of the dropped ceilings in the second floor south wing to reveal the historic scissor trusses and reopen the space. *(Priority 2)*

Repair the acoustical ceiling panels above the courtroom as required, but only after the water and moisture infiltration issue has been resolved. *(Priority 2)*

Repair the historic hammer beams and scissor trusses as required. Refer to structural recommendations for more information. *(Priority 2)*

Walls

As necessary, repair the exterior and surviving interior plaster walls. Anchor any loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required. *(Priority 3)*

If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary. *(Priority 3)*

Repaint or walls with historically appropriate paint, following recommendations made in finish analysis. *(Priority 3)*

Consider stuccoing the interior side of the exterior walls in the second floor of south wing to match the original stucco finish found on the west wall in the attic. *(Priority 3)*



Consider the reinstatement of the historic fireplaces. *(Priority 4)*

Install discreet general signage for building information, exit, and orientation. *(Priority 4)*

Interior Doors

The majority of the existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged. *(Priority 3)*

Any historic interior door units remaining are to be retained and repaired, as necessary. If the finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing. *(Priority 3)*

If and when repairs become necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and painting. Where wood trim is already scraped, ensure that surfaces are free of any chemical residue before priming and painting. Avoid any defacement of wood profiles. *(Priority 3)*

Floors

If any wood floor remains in the south wing beneath the non-historic finishes (the wood floors in the central portion and north wing were removed during the 1948 renovation), repair the floors as needed. Avoid refinishing floors in historic areas if possible. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges should be carefully repaired. *(Priority 3)*

Repair the tile floors and walls as needed in the bathrooms. *(Priority 3)*



When removing built-up finishes retain small sampling areas in inconspicuous locations so that future investigators will have adequate remnant evidence for study as research methodologies change. *(Priority 4)*

During rehabilitation of the space, consider installation of appropriate finishes which would complement the remaining historic fabric. *(Priority 4)*

Lighting

During the rehabilitation, install discrete, recessed ceiling fixtures or historically appropriate wall sconces. *(Priority 4)*

Where possible, employ task lighting to minimize damage to the historic interior. *(Priority 4)*

Interior – Basement

Remove debris, both in the form of stored items and environmental debris. *(Priority 2)*

Ensure that no water is directed into basement from gutter, downspouts, or site. *(Priority 2)*

Provide adequate cellar ventilation to prevent moisture infiltration. *(Priority 2)*

Provide adequate utility lighting. *(Priority 3)*

Interior – First Floor

Interior – Second Floor

Millwork

Repair as necessary the historic judge's bench and gated low wooden railing that separates the public space of the courtroom from the attorney space, as well as the benches. *(Priority 4)*

Interior – North Attic

The roof framing of the north wing is constructed with King post trusses. There is damage to the structure, which is potentially from the Civil War. Refer to structural recommendations for more information. *(Priority 2)*

Water damage is located on the rafters and roof sheathing in the north attic. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points. After the active infiltrations points have been remedied, repair the damaged wood sheathing as necessary following the wood repair guidelines below. Replace rotted wood in kind when necessary. *(Priority 2)*

Interior – South Attic

Water damage is located on the roof sheathing and rafters in the south attic. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points. After the active infiltrations points have been remedied, repair the damaged wood sheathing as necessary following the wood repair guidelines below. Replace rotted wood in kind when necessary. *(Priority 2)*

Fire damage is located on the roof sheathing. After the active infiltrations points have been remedied, repair the damaged wood sheathing as necessary following the wood repair guidelines below. *(Priority 2)*

At the South Wing roof, localized damage to the roof structure include one broken purlin, the reduced section of a scissor brace, and charring of roof sheathing and roof purlins. The broken purlin should be replaced in kind and repairs to the scissor brace should be

designed and implemented by a licensed structural engineer experienced with historic structures. *(Priority 2)*

Interior – Bell Tower

Repair and repoint the brick walls of the bell tower as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar. *(Priority 1)*

Inspect the bell tower quarterly for hornet nests and monthly, during warm months, survey the exterior for mud dauber nests and wasp nests. In addition, implement a regular cleaning schedule to prevent the accumulation of dirt and debris in the bell tower. *(Priority 3)*

Water damage is located on the various levels of the wood decking of the bell tower. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points. After the active infiltrations points have been remedied, repair the damaged wood decking as necessary following the wood repair guidelines below. *(Priority 2)*

Repair the bell tower wooden ladders as required following the wood repair guidelines below. Replace rotted wood in kind when necessary. *(Priority 3)*

Provide adequate utility lighting in the bell tower. *(Priority 3)*



Consider reopening the infilled portion of the double windows in the bell tower. Install historically compatible windows. (*Priority 4*)

Wallace Library

General Exterior

Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. *(Priority 1)*

ADA Accessibility

Accessibility persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated. *(Priority 3)*

The historic threshold and steps at the main door are not ADA compliant (they are too tall), and likely cannot be made so. The main door currently has a wood ramp to provide wheelchair access to the building. That ramp is not ADA compliant. When the building undergoes rehabilitation, it is important that ADA access be provided at this entrance *(Priority 2)*

Maintain Existing Slate Roof

Repair the existing slate roof as required following the slate repair recommendations below. *(Priority 2)*

Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present. *(Priority 2)*

Add and maintain snow guards along perimeter of roof. *(Priority 3)*

Gutters and Downspouts

When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location. *(Priority 2)*

Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter. *(Priority 2)*

Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer. *(Priority 2)*

Install Lightning Protection System

Install an appropriate lightning protection system, making sure to ground sufficiently away from the building. *(Priority 2)*

Repair Eaves, Cornice

As needed, clean eaves and cornice of dirt, mold, and other biological growth. *(Priority 3)*

As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary. See below for wood rehabilitation procedures. *(Priority 3)*

Repair Masonry Chimneys and Walls

Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchor at rear of building. *(Priority 3)*

Repair and repoint the masonry walls as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement or caulk repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based



mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar. *(Priority 2)*

Repair Windows

Clean all existing wood windows with fungicide designed to kill black mold.

As necessary, scrape and paint the building's double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary.

Replace rotted wood in kind when necessary. Replace any cracked, broken, or missing glazing. Remove all deteriorated glazing compound and install new glazing compound. Refer to wood rehabilitation procedures below. *(Priority 3)*

As needed, scrape and paint the building's double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary. Replace rotted wood in kind when necessary. Remove all deteriorated glazing compound and install new glazing compound. Refer below for wood rehabilitation procedures. *(Priority 3)*

Remove window unit air conditioners (in coordination with the installation of a new MEP system), as the presence of them is permitting moisture to infiltrate the building, and their presence is damaging the historic wood sash. *(Priority 3)*

Check windows and hardware for operability. Repair or replace sash cords and pulls as required. Provide new sash weights as necessary. *(Priority 3)*

Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks. *(Priority 3)*

Repair the metal security grates on the east elevation (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating. *(Priority 3)*

Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather. *(Priority 2)*

If interior storms are not installed, apply UV film to glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage. *(Priority 3)*

Exterior Doors

The historic doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing. *(Priority 3)*

As necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and painting. Where wood trim is already scraped, ensure that surfaces are free of any chemical residue before priming and painting. Avoid any defacement of wood profiles. *(Priority 3)*

Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks. *(Priority 3)*

Foundation

Apply crack monitors to cracks in north foundation wall and monitor. Repair cracks



according to recommendations in structural engineering report (included in this report). When structural repairs are completed, replace any damaged or missing brick units to match original, and repoint with mortar to match original in color, texture, aggregate size, density, and strength. *(Priority 1)*

Guard Against Harmful Insects

After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation. *(Priority 2)*

Site Drainage

There are currently foundation plantings around the north and east margins of building; this practice should be discontinued. If plantings are desired, they should be kept at least 24” away from building. *(Priority 4)*

Inspect all downspout outflow points around the perimeter of the building to verify at that water is directed an adequate distance from the building’s foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water. *(Priority 4)*

Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities. *(Priority 4)*

Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris. *(Priority 4)*

Interior – General



All visible interior finishes are non-historic. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. *(Priority 1)*

The building interior is not ADA compliant (the ramp, doors, and entrance are not ADA compliant, the restrooms are not ADA compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate meeting locations for services provided in basement or second floor offices). When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided. *(Priority 2)*

Install discreet general signage for building information, exit, and orientation. *(Priority 3)*

Interior – Basement

Ensure that no water is directed into basement from gutter, downspouts, or the site. *(Priority 2)*

Provide adequate basement ventilation to prevent moisture infiltration. *(Priority 2)*

Basement Ceilings

Existing ceilings in the office areas of the basement are non-historic suspended acoustic ceiling tiles. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials. *(Priority 3)*

Provide adequate, historically compatible lighting in the office areas (if those uses are retained), and provide utility lighting in storage areas (if those are retained). *(Priority 3)*

Basement Walls

The southeast corner room exhibits substantial efflorescence. The source appears to be site drainage. After site drainage is corrected, basement walls in impacted areas should be thoroughly dried out and then patched to match surrounding wall, repointed with appropriate mortar and repainted. *(Priority 2)*

Interior – First Floor

First Floor Ceilings

Existing ceilings throughout the first floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the first floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials. *(Priority 3)*

Interior Doors

Existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged. *(Priority 3)*

First and Second Floor Interior Walls

The outermost existing first and second floor walls are a gypsum wall board clad with non-historic imitation wood paneling. In the rehabilitation, consider removal of these non-historic wall claddings to reveal the historic wall surfaces beneath. When doing so, as necessary, repair plaster walls. Anchor any loose plaster and cut out patches with plaster

that has lost its key. Prime and patch as required. *(Priority 3)*

If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary. *(Priority 3)*

Repaint or re-paper walls with historically appropriate paint or wallpaper, as appropriate. *(Priority 3)*

Install modern, discreet, low profile switch plates and outlet covers. *(Priority 3)*

Interior Stairs

The existing stairs are non-historic with turned balusters, turned newel posts, and carpeted treads. During rehabilitation, removal of the stair is encouraged to return the space to its original single-volume, two-story appearance. *(Priority 3)*

First Floor Floors

Existing floors are carpeted. In the areas where we were able to remove carpeting, we were not able to reveal any historic flooring materials. However, during rehabilitation, if historic floor materials are revealed, they should be retained and preserved. Avoid refinishing floors in historic areas. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges, if encountered, should be carefully repaired. *(Priority 3)*

The existing stairs are non-historic with turned balusters, turned newel posts, and carpeted treads. During rehabilitation, removal of the stair is encouraged to return the space to its original single-volume, two-story appearance. *(Priority 3)*



First Floor Lighting

The existing first floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. Since the second floor is a non-historic insertion, there are no historic ceiling light fixtures to be revealed. During rehabilitation, if the second floor is retained, install discrete, recessed ceiling fixtures or historically appropriate wall sconces. *(Priority 3)*

Where possible, employ task lighting to minimize damage to the historic interior. *(Priority 2)*

Interior – Second Floor

Existing ceilings throughout the second floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the second floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials. *(Priority 3)*

Second Floor Floors

The existing second floor floors are non-historic insertions and are carpeted. If the decision is made to retain these floors, a floor covering that reinforces the historic character of the rest of the building should be selected. *(Priority 3)*

Second Floor Lighting

The existing second floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. During rehabilitation, if the second floor is retained, if, during removal of the existing ceiling, any

historic lighting fixtures are discovered, or any physical evidence suggesting specific historic lighting fixtures is revealed, that fixture should be retained or new fixtures installed to replicate them. If no historic light fixtures are revealed, install discrete, recessed ceiling fixtures or historically appropriate wall sconces. *(Priority 3)*

Where possible, employ task lighting to minimize damage to the historic interior. *(Priority 3)*



Jail

General Exterior

Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. *(Priority 1)*

ADA Accessibility

Accessibility for Persons with Disabilities

Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated. *(Priority 3)*

The historic threshold and steps at all entrances to the jail are not ADA compliant (they are too tall), and likely cannot be made so. When the building undergoes rehabilitation, it is important that ADA access be provided at the west elevation. The east elevation, at the alley (a story below the west elevation entrance) is too high above the alley to be made accessible, and it is unlikely that the lower level would be inhabitable. Because much of the building is concrete, it will be difficult to make some of the existing hallways wide enough to be fully ADA compliant, and the absence of an elevator will be another challenge regarding ADA access. *(Priority 2)*

Replace Existing Membrane Roof

Replace existing membrane roof, which appears to be approaching the end of its expected life, with a new membrane roof. The roof on the concrete portion is flat and is surrounded by a parapet on each of its levels, so it is not visible from a public right of way. The roof of the CMU portion slopes to the alley and is not visible. *(Priority 2)*

Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present. *(Priority 3)*

Gutters and Downspouts

When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location. *(Priority 2)*

Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter. *(Priority 2)*

Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer. *(Priority 2)*

Install Lightning Protection System

Install an appropriate lightning protection system, making sure to ground sufficiently away from the building. *(Priority 2)*

Repair Eaves, Cornice

As needed, clean concrete (and in the case of the addition, CMU) parapet. Patch as necessary with mortar to match original in color, texture, aggregate size, and density. *(Priority 3)*

Repair Masonry Chimneys and Walls

Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchors from walls in all locations. When anchors are removed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch. *(Priority 3)*

As needed, patch and repair concrete (and in the case of the addition, CMU) walls. Patch as necessary with mortar to match original in color, texture, aggregate size, and strength. In locations where rebar has become exposed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch. *(Priority 2)*

At alley elevation, where stone foundation is located, repoint stone as necessary with mortar to match original in color, texture, aggregate size, and strength. In limited locations, some stone (a freestone) appears to be delaminating in places. Those locations should be examined carefully, and the decision made to repair either by Dutchman or by consolidation (see stone repair guidelines, below). Both repair techniques will be visible to a certain extent, and the decision should be made about the appropriate course of repair in each specific instance. *(Priority 2)*

As needed repair and repoint the brick foundation walls as necessary, with particular attention to areas of the walls that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. *(Priority 2)*

Upon completion of repairs to exterior walls, the walls should be painted. While arguably the walls were not originally painted, surviving photographs suggest that the walls have been painted since a time within the period of significance for the historic district. (While the poured concrete central section of the jail was not likely originally painted, the CMU addition appears to have always, or long been, painted.) The selection of an appropriate paint type and color would allow for an easier

visual linking of the various portions of the jail, as well as an easier maintenance regimen. Removal of paint is certainly possible, though it is likely that paint was used to cover various repairs, and the removal of paint would necessitate the potential addressing of the visual impact of past repairs. *(Priority 3)*

Replace Windows

Existing windows are non-historic simulated six-over-six vinyl windows with interior-applied muntins. The windows, intended to be temporary window coverings, were added either during or at the end of the abandoned attempt to renovate the jail. The window units are in poor condition: many of the windows do not seal properly, do not operate, are condensing badly, and due to their construction, cannot be repaired. They must be replaced in their entirety. We propose replacement of all windows with metal-clad wood-frame windows to match the originals used in the jail. *(Priority 2)*

Where historic bars remain on jail windows, they should be retained and preserved. The metal should be cleaned of rust (including where mounted into the masonry), a rust inhibitor / primer applied, and painted in an appropriate color. Where rust jacking has occurred where bars are attached to the masonry walls, the walls should be patched and repairs made using the procedures described above. *(Priority 3)*

Exterior Doors

The historic exterior jail doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing. *(Priority 3)*

As necessary, clean, scrape, and paint metal doors and trim. Consolidate and fill missing



or damaged areas. Avoid any defacement of profiles. *(Priority 3)*

Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks. *(Priority 3)*

Foundation

As needed repair and repoint the brick foundation walls as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar. *(Priority 1)*

Guard Against Harmful Insects

After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation. *(Priority 2)*

Site Drainage

There are currently no foundation plantings around the building; this practice should be continued. If plantings are desired, they should be kept at least 24” away from building. *(Priority 4)*

Inspect all downspout outflow points around the perimeter of the jail to verify at that water is directed an adequate distance from the building’s foundations. Inspect the drainage lines that lead away from the house, verifying operative condition and free flow of runoff water. *(Priority 4)*

Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities. *(Priority 4)*

Consider installing sump pump in cellar if moisture issues are not adequately resolved. Hard wire sump pump to building wiring system. Connect sump pump ejection pipe with existing storm water management piping. *(Priority 3)*

Interior – General

All visible interior finishes are historic, though a great many historic floors and floor finishes (including the floor finished of the second floor jail cells), wall and ceiling finishes (including the second floor jail cell enclosures and iron bars and gates and the historic plaster on the perimeter walls and ceilings throughout the jail) and windows (all) were removed. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. Restoration of these floor, wall, and ceiling finishes is strongly encouraged in the rehabilitation. While restoration of the jail cells themselves is unlikely, it strongly recommended that at least the layout of the cells be marked in the flooring of the second floor. In addition, much of the work begun during the renovation (such as wall framing and new stairs appears to have been undertaken without building permits, and is not code compliant. This construction should be removed and a new design executed for the rehabilitation. *(Priority 1)*

The building interior is not ADA compliant (the doors and entrances are not ADA compliant, the restrooms are not ADA



compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate meeting locations for services provided in basement or second floor offices. When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided. *(Priority 2)*

Install discreet general signage for building information, exit, and orientation. *(Priority 4)*

Windows

Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather. *(Priority 2)*

If not installing interior storms with UV glazing, consider applying UV film to existing glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage. *(Priority 3)*

Provide historically compatible locking and lifting hardware. *(Priority 3)*

In the first floor portion of the jail used by the police, new, non-historic protection bars have been added to some windows. These may be removed in the rehabilitation. *(Priority 4)*

Lighting

Within the spaces currently used by the City of Fredericksburg Police Department, non-historic utility lighting has been installed. There is no permanent lighting in the rest of the first floor. During rehabilitation, remove non-historic lighting and install discrete, recessed ceiling fixtures or historically appropriate wall sconces. *(Priority 3)*

Where possible, employ task lighting to minimize damage to the historic interior. *(Priority 2)*

Interior – Basement

Ensure that no water is directed into cellar from gutter, downspouts, or site. *(Priority 2)*

Provide adequate cellar ventilation to prevent moisture infiltration. *(Priority 2)*

The basement space should be utilized for storage, not occupation. *(Priority 4)*

Within the basement are stored a number of architectural elements, including sinks, doors, and windows; it is unclear where these elements originated. They may or may not be related to the Renwick Courthouse, the Wallace Library, or the Jail. If they are related, they may prove to be useful during the rehabilitation; however, they may simply have been stored in the space. Catalog and move these elements to an alternate storage space as the basement is not suitable for storage of architectural elements. *(Priority 4)*

Basement Ceilings

There are no existing ceilings in the basement of the Jail. The ceilings are simply to underside of the floor joists above. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials. However, it is more likely that these spaces will simply be used for storage and building equipment after rehabilitation. *(Priority 3)*

Provide adequate utility lighting in storage areas of the basement. *(Priority 3)*

Basement Walls

The basement walls consist of concrete, brick, and CMU; most of the surfaces have been painted, and the paint is peeling. If the space

is not to be occupied, loose paint should be removed, and the wall left. There are several non-historic unclad frame walls partially constructed in the basement; unless there is some need to partition storage space in the basement, these framed walls should be removed. The walls are in poor condition, and require extensive repointing. *(Priority 3)*

Basement Floors

The basement floors are poured concrete, the only exception being an area that at one point houses a shower and toilet enclosure. The toilet and shower enclosure should be removed. The floor, which is in poor condition, should receive a new topping course of concrete. *(Priority 2)*

Interior – First Floor

First Floor Ceilings

Existing ceilings in earliest portion of the jail (the poured concrete portion) are clad in gypsum board, dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, the small concrete southern addition, has a painted concrete ceiling. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the floors above (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the areas around. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail. *(Priority 2)*

First Floor Walls

Existing walls in earliest portion of the jail (the poured concrete portion) are concrete and are now painted, the paint dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, has painted concrete walls. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. Limited portions were clad with gypsum board, but most areas were left incomplete (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building that was partially furred-out, the incomplete framing should be removed, and the CMU walls should be retained, repaired as necessary, and painted to match the areas around. *(Priority 2)*

In the only portion of the first floor of the jail that was not renovated or altered, two historic jail cells remain. The jail cells retain their historic iron bars, some plumbing fixtures, and some wall plaster (likely Keene's cement). These features should remain in place, and be interpreted as an important part of the history of the jail. This is the only portion of the jail that has not been altered. The remaining graffiti on the cell walls should be retained and preserved in place. In the cell that has had its plaster (Keene's cement) removed, it should be replaced and finished to resemble its historic appearance. Remaining plumbing fixtures should be retained. *(Priority 3)*

Repaint with historically appropriate paint, as appropriate. *(Priority 3)*



Install modern, discreet, low profile switch plates and outlet covers. *(Priority 3)*

First Floor Doors

The only remaining historic doors are the two iron bar doors to the two remaining jail cells. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color. *(Priority 3)*

Existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged. *(Priority 3)*

First Floor Floors

Existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. The second addition, the small concrete southern addition, also retains its concrete floor. The third addition, the CMU portion of the building, as a result of an unfinished renovation, had its floor removed, and the floor presently consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum. *(Priority 2)*

In the poured concrete portion of the building, an original concrete stair connects the first and second floors (but does not access the basement). This stair should be retained and preserved, with concrete patched with concrete to match the original in color, texture, aggregate size, and strength. Most of the original plaster has been removed from the stair hall, and new wall and ceiling plaster to match the original (likely Keene's cement) applied to match the original, and painted. A new handrail (or augmentation applied to the existing handrail) to meet current code, though the existing stair will likely be able to be retained. *(Priority 2)*

In the CMU portion of the jail, the original stair that connected the first and second floors was removed, and a new wood-frame stair was constructed. The stair is currently incomplete as it lacks a finish, handrails, and guardrails. The new wood frame stair fails to meet code in several respects, and will be required to be replaced. The new stair should be designed to reinforce the historic character of the space, and meet current building codes. *(Priority 2)*

Interior – Second Floor

Second Floor Ceilings

Existing ceilings in the earliest portion of the jail (the poured concrete portion) are concrete, though the finished surface, a plaster (likely Keene's cement) was removed during the incomplete renovation of the space. There is apparent spalling, cracking, and water damage, though it is unclear if the damage is active or has been addressed and this is simply a remnant. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the roof structure above (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing

concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the surrounding areas. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail. *(Priority 2)*

Second Floor Walls

Existing walls in earliest portion of the jail (the poured concrete portion) are concrete but the historic finish, a plaster (likely Keene's cement) was removed in the incomplete renovation. The underlying concrete is in poor condition, and exhibits cracking, spalling, and water damage, though it is difficult to tell if the water damage is active or dates to an earlier period. Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, finished with a hard plaster to resemble Keene's cement, and painted to match the surrounding areas. A shower area remains in this portion of the second floor; some tile remains, as well as its historic iron-bar door; this should be retained, the door repaired by removing the rust, painting with a rust inhibitor / primer, and painting a historically-appropriate color. The north addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. The majority of the walls were left incomplete (all historic materials were removed from this portion of the building as a part of the unfinished renovation). In this portion of the building the incomplete framing (such as the incomplete east-west stud wall) should be removed, and the CMU walls should be

retained, repaired as necessary, and painted to match the areas around. *(Priority 2)*

During the renovation of the north addition, an opening was created in the shared wall between the north addition and the concrete portion of the jail. This opening did not historically exist, as circulation between the police department and jail did not exist. The opening has no lintel, and requires the insertion of a lintel in order to become a safe and stable opening (see structural recommendations). *(Priority 2)*

Repaint with historically appropriate paint, as appropriate. *(Priority 3)*

Install modern, discreet, low profile switch plates and outlet covers. *(Priority 3)*

Second Floor Doors

The only remaining historic door is the single iron bar door to the shower. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color. *(Priority 3)*

There are no other doors on the second floor of the jail. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged. *(Priority 3)*

Second Floor Floors

Existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. Eight jail cells (each containing a toilet and sink) were removed during the incomplete renovation. The scars from the bars remain in the floor of this portion of the jail. When a new floor is installed in this portion of the building (such as a stained / epoxy finish applied to the concrete) we strongly recommend marking the pattern of the jail cells to allow their former presence to be interpreted. The third



addition, the CMU portion of the building, as a result of an unfinished renovation, had its floor removed, and the floor presently consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum. *(Priority 2)*

B. Rehabilitation Procedures

Masonry

General masonry repairs

Masonry that exists in a deteriorated condition can introduce moisture, insects, and vegetation to the wall system and to the interior of the building. In order to correct these deficiencies, general masonry repair and repointing is required where deterioration occurs. Any new brick should match the historic brick in color, texture, and proportion. New mortar should match the historic mortar in color and texture, and should be lime-based and appropriate to the structural needs of the building.

Areas of Portland cement repair or parging should be carefully removed by hand. Due to the delicate nature of the historic brickwork, the use of power tools should generally be avoided. Areas where Portland cement has been applied to the surface of the brick should be removed by hand only; no power tools should be used in these locations, due to the likelihood of damaging the brick. Grinding wheels should never be used to grind out the mortar: they damage the corners of the brick, and when used to grind out vertical joints, the inevitable result is cutting into the bricks above and below. A grinder with a thin, diamond-edged blade may be used to make a relieving cut through the horizontal joints, and the remainder of the mortar chiseled out by hand. This may not be done on vertical joints, because of the likelihood of cutting into the bricks above and below. Alternatively, a pneumatic air chisel may be used to carefully remove inappropriate or deteriorated mortar.

Historic mortar that is sound, exhibits no cracks, and remains appropriately adhered to the brick – that is historic mortar that has not

failed and is still functioning properly, should be left in place.

Areas of deteriorated mortar joints can be addressed through the careful removal of inappropriate mortar, as noted above. Mortar should be removed to a depth two-and-a-half times the width of the mortar joint, so that the joint may be sufficiently anchored. The finished joint should match in character the strike of the joint around it.

Open Mortar Joints: These areas are identifiable as deeply recessed mortar joints between masonry units (bricks, stones, etc), as well as by significantly cracked, broken, or missing masonry and noticeable biological growth. The condition is usually caused by water infiltration, which accelerates the deterioration of the joint and the materials surrounding it. Raised mortar joints are more susceptible to failure than flush joints due to their projecting profiles. Buildings naturally lose mortar as they age. Unlike the masonry units it surrounds, mortar itself is designed to be both sacrificial and repairable.

Inappropriate repairs, however, can cause more problems than they solve. Historic lime-based mortars are breathable, flexible and adapt to changing loads and weather conditions. Use of extremely hard Portland cements and cement-based mortars for repointing and other repairs, however, creates a new joint that is stronger but less flexible and adaptable than the original joints. The new mortar joints cannot respond to the natural shifts and settlements of masonry walls as the old mortar did, resulting in damage to the masonry units themselves. Portland cement joints are also impervious, causing moisture to enter and damage the masonry units rather than transferring the moisture easily through the joints.

Recommendations: Rake out existing deteriorated mortar by hand to a depth of two and one-



half times the width of the existing joint or until sound mortar is reached. Replacement mortar should be consistent with the materials removed in type, color, texture and profile. Do not attempt to remove inappropriate materials until they have weathered or cracked naturally, as removal of sound Portland-based cements often necessitates uses of power tools and can result in damage to the surrounding masonry units.

Spalls: Identifiable as the loss of flakes or chunks of masonry. Spalling is the result of stresses placed upon the masonry, whether through natural causes such as repeated freeze/thaw and corrosion of ferrous metal supports, or through mechanical stresses caused by inappropriate repointing or excessive loading. Spalling resulting from inappropriate repointing is usually confined to the edges of the masonry units, while spalling resulting from other forces may affect the entire unit.

Recommendations: In general, efforts to address spalled brick should be confined to addressing failures in the surrounding mortars. Spalling on the horizontal surfaces of belt courses, copings and water tables, however, should be addressed to prevent water infiltration. Spalled brick should be replaced rather than repaired. Spalls in stone masonry may be fixed using a “dutchman” repair. This technique may consist of applying a cement patch to the damaged area, which works best on small areas and should be performed by a skilled mason. Large areas respond better to use of a new stone patch or replacement. All repairs and replacements should match the type, color, size, shape, and other characteristics of the existing masonry.

Flaking, Scaling, Crumbling: Flaking and scaling are identified as the loss of small, thin pieces of the outer surface of masonry units. These conditions are usually caused by water

infiltration and freeze/thaw stresses. Crumbling is defined as the disintegration or dissolution of masonry material, and may indicate a generalized weakness in the masonry itself. Application of chemicals or salts can exacerbate these conditions.

Recommendations: Dutchman repair or replacement of the damaged masonry unit when necessary. Otherwise alter site conditions to drain or channel water away from the masonry, repoint open or damaged joints, and avoid the use of de-icing salts and other chemicals.

Cracking: Masonry cracking results from stress, whether mechanical, environmental, or otherwise. Stressors include uneven loading or foundation settling, inappropriate mortars, oxide jacking, thermally-induced expansion and contraction, and freeze/thaw cycles resulting from water infiltration.

Recommendations: Treatment depends on the size of the crack and whether it is determined to be active or passive (active cracks expand, contract, deepen and move; passive cracks do not change). Small passive cracks may be left alone. Large passive cracks should be filled with mortar or grout that matches the existing mortar in color and is weaker than the existing mortar to allow for expansion. Severe cracks may be addressed with epoxy and stainless steel pins (epoxied joints should be skim-coated with mortar to camouflage and protect the epoxy repair). All damaged joints should be hand-raked prior to repair.

Soiling: Masonry may be stained or soiled by several elements. Rainwater runoff can lead to staining, as can gutter leaks. Water infiltration can cause staining and efflorescence. Oxidization of ferrous metal objects can cause orange staining, and copper oxidization can lead to greenish streaks. Biological growth such as mosses, lichens and mildews can stain



masonry as well as trap water and dirt. Pollution, backsplashed soil, bird droppings, and other environmental elements can also result in dirty masonry.

Recommendations: Start with the gentlest methods, patch-testing specific materials and preparations in an inconspicuous area before using them. Use of a professional masonry conservator is recommended. Begin with a low-pressure water wash and mild detergent, reserving more aggressive methods for spot-cleaning stubborn stains. Do not proceed with cleaning if temperatures may fall below 40 degrees Fahrenheit, and complete all planned repointing and masonry repairs prior to embarking on any cleaning program. Avoid abrasives.

Slate Roofing

Slate deterioration:

Deterioration of slate roofing can be a result of several different factors. The physical properties of the slate, manufacture of the slates, proper installation techniques and maintenance determine the longevity of the individual slates and the roof overall.

Slates, depending on their mineral/chemical composition and age, can begin to delaminate, flake or crack with the effects of weathering. Slates on roof slopes with the most sun and rain exposure may tend to deteriorate faster than those on other less exposed roof slopes. Slates near the edges of roofs where snow accumulation and ice damming is a problem may also deteriorate more quickly.

Improper fabrication and shipment may shorten the life of roof slates. Nail holes should be properly placed, clean and countersunk. The orientation of the grain of the rock should run the length of the slate. Slates compromised during shipment should not be used.

Installation methods also contribute to early failure of slate roofing. Nails should not be driven tightly against the slate, not should the nail head protrude above the slate, causing punctures or breakage of overlapping slates. Nails should always be copper or stainless steel. Appropriate overlap of slates and staggering of joints between courses are important to the overall function of the roof.

Recommendations: Regularly inspect slate roofing for broke, cracked and missing slates. Visual inspection should occur at least twice a year, possibly in conjunction with regularly scheduled roof gutter and downspout inspection and cleaning. Inspection should also be made after significant storm events. Missing or damaged slates should be replaced as soon as they are noticed.

Physical access on the roof should be limited. If access to the roof top is required, ladders hooked over the roof ridge should be used to distribute the weight of workers. Workers should also wear soft soled shoes when accessing the roof.

All roofing annual inspections and work should be performed by a qualified roofer experienced in repair and installation of slate roofing.

Repair by Removing Individual Units:

Individual slates can be removed and replaced. Replacement slate may be secured in place by nailing a single nail in the vertical joint between the adjacent slates of the course above the replacement. Care must be taken to nail one inch below the tail of the slate two courses above. The new nail hole is covered by sliding an approximately 3 inch by 8 inch piece of copper sheet, called a bib, under the vertical joint of the shingles above the repair thereby covering the new nail. If two or more adjacent slates in the same course require



replacement, a pyramidal-shaped area of slate should be removed and replaced in order to limit the number of bays placed in the repair.

Alternate methods of individual slate replacement are also acceptable. These include the use of metal, usually copper, hooks, clips or straps that essentially are used to hang a slate in place.

Mastics or sealants must not be used for slate repairs as it makes future repairs more difficult and can lead to accelerated deterioration of metal flashings and other roofing components.

Slate repairs may be made with new slate or sound salvaged slate, which should match the existing roofing slates in size, shape, texture and color. It is especially important to match the new slate to the color and shade of the existing weathered slates in a roof that historically exhibits a uniform character of slate.

Replacement of Deteriorated Roofs:

Total replacement of slates may not be necessary when reroofing. If slates are in good condition, they may be salvaged and reinstalled after inspections and repairs or replacement are made to roof sheathing, underlayments, flashings, roof vents or other roof components. When salvaging slates, it should be expected that 20 percent of slates will need to be replaced because of breakage during removal. Testing of slates, as outlined in the guidelines below, can help determine if slate is sound enough for reuse or if new slates are required.

Removal of all slate is required for reroofing. New slate may not be laid over old slate material. Removal of slate should be done in sections with roofing felt installed as not to expose the entire building to the weather. Approximately one roofing square per day is a

reasonable average pace of work for replacement. Replace or repair structural framing, sheathing, flashings, underlayments, gutters and downspouts, or other roofing components as needed.

Repair/Replacement Guideline:

1. Consider the age and condition of the roof versus the expected life of the specific slate type employed. The older a roof becomes, the more maintenance will be required and the frequency of maintenance will increase.
2. Inspection of slate condition may be performed by pressing hard on the slate by hand. Sound slate will be unaffected by the pressure. Brittle slate will crack.
3. Calculate the number of damaged and missing slates. If less than 20 percent of the slates are missing or damaged, and the roof is in good condition overall, repair may be more feasible than replacement.
4. Review roof for leaks. Leaks may be coming from damaged or missing slates, but also damaged or deteriorated flashing, underlayments, or gutters. Replacement of flashing, underlayments and sheathing may involve large areas of repair or total replacement.
5. If many slates are sliding out of position the cause may be from the failure of ferrous metal fasteners. If slates are in good condition, slate should be salvaged for reinstallation with new copper or stainless steel fasteners. Other roofing component repairs should be considered at this time.
6. If one slope of roof exhibits more damage or deterioration than others, one roof slope may be replaced at a time. This may allow the cost of roof



replacement to be spread out over time. Attention must be paid to coordination of flashings and marrying the intersection of new work to existing roofing.

7. If roof replacement is deemed necessary, an appropriate amount of time should be allowed for documentation of the existing roofing and ordering of replacement slate to match the existing.

Metal Roofing

The existing standing seam metal roof (covering the courthouse) was apparently installed during the early 20th century. By all measures, it appears to have surpassed its expected lifespan. Further repairs are not advisable.

While it appears likely that, historically, the original roof was covered with slate shingles, we recommend the continued presence of a historically appropriate standing seam tern-coated metal roof.

Standing seam metal roofs can perform very well in this climate, as they easily expand and contract, a necessity with the great range of temperatures found in this region. If fabricated of high-quality materials, carefully installed, and properly maintained, a standing seam metal roof should perform at a high level for a long time, and is a sound investment.

The addition of appropriately sized gutters and downspouts is an essential component of preventing moisture infiltration into the building, and into its immediate environs. The current poorly functioning gutters and downspouts have contributed greatly to the building's deteriorated state. A system composed of half-round gutters and round downspouts, made of copper, would be

sympathetic to the historic character of the building. The downspouts should be paired with re-grading of the site to insure positive drainage away from the building.

Splashblocks, or, ideally, a sub-surface drainage system should be installed to carry runoff away from the building. Foundation plantings should be avoided, as they tend to trap moisture against the building.

Recommendations: Regularly inspect roofing for rusted, loose, cracked and damaged metal pans and seams. Visual inspection should occur at least twice a year, possibly in conjunction with regularly scheduled roof gutter and downspout inspection and cleaning. Inspection should also be made after significant storm events. Missing or damaged metal pans should be replaced as soon as they are noticed.

Physical access on the roof should be limited. If access to the roof top is required, access should be limited only to those areas requiring inspection, and particular care should be taken to avoid stepping on standing metal seams. Workers should also wear soft soled shoes when accessing the roof.

All roofing annual inspections and work should be performed by a qualified roofer experienced in repair and installation of metal roofing.

Plaster Repair

Plaster Deterioration: Plaster, while it is not part of the structural system, is an integral part of the building system. Not only are traditional plaster systems a defining feature of historic character, plasters give mass to a building with qualities that at once has fire resistance, reduces sound transmission and provides thermal stability against the daily fluctuation of exterior temperatures.



Identifying Problems:

Plaster deterioration may be a result of several factors:

- Structural movement
- Poor workmanship
- Improper curing
- Poor quality or incompatible materials
- Moisture

The causes of structural movement and sources of moisture need to be identified and rectified before overall plaster restoration is begun. Excessive structural movement may be caused by foundation or framings issues and will need to be addressed to stabilize the building. Seasonal structural movement occurs with the swing of temperatures and humidity from one season to the next. This type of structural movement can be compounded by lack of conditioning of the building. Water infiltration into walls and ceilings from leaking roofs, walls or windows need to be traced and corrected before a campaign of plaster repair can be started.

Identifying Plaster Systems:

Lime plaster

A three-coat system consists of a scratch (or rough) coat, a brown coat and finish coat. The scratch and brown coats are roughly 3/8-inch-thick each, consisting of lime putty, sand and animal hair as a fibrous binder. The finish coat is typically 1/8-inch-thick consisting of higher proportions of lime, finer sand and no binders. Traditional lime plasters are less susceptible to moisture than gypsum plasters and were often applied directly to masonry with or without the use of lath or furring. Lime plaster was used up through the early 1900s.

Gypsum plaster

A similar three-coat system using gypsum plaster was in use by 1900. Gypsum plaster is

a faster setting plaster and was often used without a fibrous binder.

Plaster is applied to a system of lath, creating “keys” that hold the plaster coats in place. The oldest systems used either hand-riven (split) wood lath or machine-sawn wood lath. Different types of metal lath came into use in the United States toward the end of the 1800s. “Rock Lath” or various types of sheet lathing systems come into use during the second quarter of the 20th century.

Patching Materials and Plaster

Replacement Materials:

While there are many types of patching materials used for cracks and small repairs, “high gauge” lime putty (50 percent lime and 50 percent gauging plaster) should be used with traditional lime plasters.

Replacement materials will vary depending on the original plaster materials and lathing substrate. Considering traditional lime plaster, large patches, repairs and replacement of a traditional lime system can be made with the same original system of lime putty, sand and fiber (animal hair) scratch and brown coats, and finish plaster, with or without fine white sand as needed to match the original finish.

An alternate base coat system of premixed gypsum and sand plaster could be used with a final coat of lime putty and gauging plaster finish coats. Additionally, metal lath could be used alone or over existing wood lath for added strength and making the patch easily identifiable as a repair or replacement of the original system. Gypsum plaster base coats do not require the use of fibers in the mix particularly if installed over metal lath. If gypsum base coats are installed over existing wood lath, proper wetting of the wood lath must be observed, and a liquid bonding agent is recommended.



Options for replacement systems of large areas of large areas or entire walls or ceilings range from complete removal of plaster and replacement with a replication of the original system, replacement with a modern gypsum and lime system, or installation of veneer plaster over a plaster base board system.

Careful consideration must be made to replacement plaster systems for entire walls or ceilings, particularly when replacing plaster of one system with another. Differing depths of lath, base coat and finish coat systems between an original plaster system and any new plaster system may expose edges or voids behind existing trim and will be visible at any existing opening.

Replacement of a three-coat plaster system with a veneer plaster and base board system may also present a challenge in that the framing or lath installed for traditional three-coat systems were not necessarily plumb, level and true. Any variation in framing and lath was taken up by varying the thickness of base and finish coats as required to make the final finish true. Installation of a board base for veneer plaster systems require furring of the existing framing and lath to provide a true surface that will not telegraph underlying variation in framing to the finished surface.

For these reasons, a close approximation of the original plaster system is frequently best for large scale replacement.

Plaster Deterioration from Water Damage:

Water damage is often identified by staining of plaster surfaces. Paint and wallpaper will also exhibit staining from wet plaster. Moisture damage can also be noted with bubbling or delamination of wallpaper or painted surfaces, or plaster that has become soft and powdery efflorescence. Problems with plaster subjected to prolonged moisture frequently occur with the lath, particularly

wood lath. Wood lath that has been consistently moist may be rotted and lathing nails may rust to the point of failure.

Recommendations: Identify and repair the source of water causing damage. Loose plaster softened down to the lath should be removed to an area of sound adherence to lath or sound scratch or brown coat. Inspect wood lath for rot damage. Remove any damaged wood back to an area in sound condition. Patch or replace large areas as recommended in the following recommendations.

Loose Plaster:

Identifying loose plaster can be done visually as obvious areas of plaster that have lost its keys to its lath will often present as a bulge in a wall or ceiling. Loose plaster can be better assessed by feel. Testing for movement at suspected areas, along cracks and around areas of missing plaster is done by hand by pressing gently at those areas. Movement of the plaster in and out of the plane of the wall indicates the plaster needs to be reattached to the lath.

Recommendations: Reattachment can be made with the use of plaster washers, sometimes called plaster buttons, or adhesive systems. With the use plaster washers, areas of loose plaster, and on each side of large cracks, perforated metal discs known as plaster washers and flat head screws are used to pull the plaster back against the lath and secure it against further damage. This is successful if the keys holding plaster to the lath, or other debris, has not fallen in between the plaster and the lath. This problem is very common with ceilings. The washers are then skim coated with a patching material.

Some disadvantages exist with using plaster washers. Overdriving a screw can overtighten the washer either cracking or crumbling the plaster causing further damage, or the washer



is forced into a concave cup-shape, splaying away from the wall, making skim coating over the washer difficult. Skim coating over many plaster washers will produce a wall or ceiling plane with a lumpy looking surface, often requiring the entire surface to be skim coated.

Reattachment with adhesive systems – reattaching loose areas of plaster and reinforcing plaster along either side of large cracks can be achieved with an adhesive system. A small hole is drilled through the face of the plaster at the location of the wood lath, or sometimes in the case of ceiling repair, through the back of the wood lath from the back side. An acrylic adhesive is injected into the hole and the plaster is pulled tight to the lath by a large flexible plastic washer which is removed after the adhesive cures. Alternately plaster is held in place while the adhesive cures with sheets of plywood and two-by-four supports. Adhesive systems have some advantage in that the adhesive is flexible, can cause less overall physical damage to plaster, and the small recessed holes where adhesive is injected require less buildup of patching material for skim-coating the repair, leaving a smoother final surface.

Large Cracks:

Large cracks are typically the result of significant structural movement and seasonal movement due to changes of temperature and humidity.

Recommendations: Large cracks should be inspected for loose plaster. Underlying causes of cracking should be investigated and addressed before repairs are made. Large cracks should have the plaster on either side of the crack stabilized and attached back to the lath using one of attachment methods described in this report. The crack must be raked out using a sharp triangular tool, such as a punch-style can opener, and the crack undercut in an inverted “V” configuration

(the wider part towards the lath”, thus creating a space for the patch to key to the existing plaster. Loose plaster and debris should be first vacuumed gently out of the raked out crack and a soft fine brush used to further clean out any debris from the crack. An application of a liquid bonding agent may be used prior to fill the crack with patching material. The crack is then can be filled, being sure the patching material is keyed well into the full depth and width of the crack. Several passes may be required. A final fine skim coat is lastly applied over the entire length of the crack and feathered out as needed.

Small “hairline” Cracks:

Hairline cracks on the surface of the plaster are generally not a concern if the base coats are intact and in good condition.

Recommendations: Inspect plaster for any possible underlying problems such as water damage or plaster coat delamination. Use a thin coat of patching material to fill in fine cracks.

Delaminated Coats:

Delamination between coats of plaster may be caused by a physical trauma to the plaster, incompatible base coat or finish coat materials, or improper preparation of wooden lath, base coats or curing of any coats during the plastering process.

Recommendations: Inspect plaster for area of delamination and correct any underlying problems causing damage. Reapply base coats or finish coat using following proper wetting and an application of a liquid bonding agent to assure proper bonding of the new coats of material. The best results will come from matching the patching materials with that of the original plaster.



Small areas of missing plaster:

Small holes in plaster may occur as a result of localized trauma, such as a door knob constantly hitting a wall. Areas of loose plaster may also begin to deteriorate and fall if water damage and cracks are not addressed in time to cause further failure of the entire plaster system.

Recommendations: Inspect and correct any underlying causes of damage. Provide doors, cabinets, hatches or other moving building parts that may come in inadvertent contact with plaster with proper stops or bumpers. Small holes, up to 4 or 5 inches across may be patched simply with applications of base coats and finish plaster, properly wetting the lath, with or without the use of a bonding agent. Holes over 6 inches across should have expanded metal lath attached over the original lath. A liquid bonding agent should also be used to ensure proper bonding of large areas of new plaster to the existing lath.

Large areas of missing plaster:

Large areas of missing plaster, ranging from half of a wall or ceiling or an entire room, is a result of severe damage from any of the sources previously mentioned or wholesale removal of a plaster system in order to repair causes of building deterioration.

Recommendations: Inspect and correct underlying causes for building deterioration prior to installation of a new plaster system. A three-coat plaster replacement system should be installed to replace large areas of missing or deteriorated plaster. Existing wood lath is to be left in place and expanded metal lath attached over the original lath. Areas of missing lath may require furring out to bring new metal lath to the same plane as the existing lath. Proper wetting of wood lath is required and a liquid bonding agent should also be used to ensure proper bonding of large areas of new plaster to the existing lath.

A veneer plaster over plaster base board system may be considered for ceiling replacement if the final depth of the new system will not adversely affect existing openings, fixtures or trim. Existing framing and lath must be inspected for plumb, level and true to verify if furring is required for installation of plaster boards.

Wood**Wood deterioration, unpainted surface:**

Deterioration begins within two months of exposure to sunlight. It begins with a change in wood color due to decomposition of lignin (the material that holds individual wood cells together). Absorption and the release of moisture result in swelling and shrinking. This in turn leads to formation of cracks, checking, cupping and warping. The end grain is more susceptible to water damage than the other surfaces. All surfaces are vulnerable to mildew and fungal growth when damp.

Recommendations: Address water sources (repair gutters, aim downspouts away from the building, eliminate splashback, etc). Slightly deteriorated wood may be consolidated and/or patched with epoxies. Small areas of advanced deterioration may be repaired with a dutchman. Severe deterioration may be addressed by replacement with a wood or synthetic replica. Rotted elements should be removed or shaved back to sound wood, and replacements should match the original wood as closely as possible.

Repair by Wood Component**Replacement:**

Custom fabricate new wood components to replace missing members or members deteriorated beyond repair. Either replace the entire wood component or splice a new wood member into an existing member.

Cut out deteriorated or damaged sections of wood components and replace them by splicing replacement wood components into existing remaining wood members. Anchor new wood components by nailing and with adhesive.

Install new replacement wood members with concealed stainless steel fasteners. Fill nail holes and touch up the finish to match surrounding wood finish. Replacement wood components should be adjusted to prevailing conditions at installation areas before installing.

Repair by Removing Individual Units:

Where entire units (columns, windows, cornices, etc.) require restoration, completely remove the unit(s) and restore off-site. Repair the entire unit by patching or repairing members as specified for wood member patching.

Repair by Pretreatment and Patching Compound:

Clean wood surfaces prior to consolidation treatment and patching. If rotted or soft wood remains, remove down to sound wood according to patching manufacturer's written instructions.

Apply wood pretreatment to soft wood fibers to remain, complying with manufacturer's written instructions. Coat surfaces with consolidation treatment by brushing, applying multiple coats until the wood is saturated. Allow treatment to harden before filling voids with patching compound.

Mix only as much patching compound as can be applied at one time according to manufacturer's written instructions.

Apply patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood. Apply the

compound in layers as recommended in writing by the manufacturer until the void is completely filled. Sand the patching compound smooth and flush, matching the contour of the existing wood member. Clean spilled compound from adjacent materials immediately.

Patch wood members that have been damaged and exhibit depressions, holes, or similar voids, and that have limited rotted or decayed wood. Remove rotted or decayed wood down to sound wood.

Treat wood members with wood pretreatment prior to application of patching compound, according to repair and patching material manufacturer's written instructions. Caulk any open seams, especially where horizontal and vertical wood members meet.

Wood Patching Materials

Wood Pretreatment: There are ready-to-use products designed for hardening and sealing soft fibers of wood materials that have deteriorated due to weathering and exposure and that are designed specifically to enhance the bond of wood patching compound to existing wood. These products include Liquidwood, by Abatron, Inc.; Primatrate, by Advanced Repair Technology; and Liquid TIMBR, by Wood Care Systems.

Wood Patching Compound: A 2-part epoxy-resin wood compound with a 10- to 15-minute cure at 70 degrees Fahrenheit, in knife grade formulation and recommended by manufacturer for type of wood repair indicated. The compound shall be designed for filling damaged wood materials that have deteriorated due to weathering and exposure. The compound shall be capable of filling deep holes and capable of spreading to feather edge. These products include Liquidwood, by Abatron, Inc.; Primatrate with Flex-Tec HV, by Advanced Repair Technology; West System, by Gougeon Brothers, Inc.;



and Quickwood, by Polymeric Systems Inc.

Wood deterioration, painted surfaces: Like the previously mentioned stucco, paint is designed as a sacrificial layer that protects woodwork from natural weathering and associated deterioration. When properly applied, paint has a lifespan of up to eight years. When inappropriately applied, or when it has reached the end of its functional life, paint will peel, crack, flake and alligator. These fissures allow moisture to penetrate and support biological growth, and contribute to the deterioration of the surface beneath.

Recommendations: In general, remove paint until a sound layer is reached. Clean and sand the surface of the sound coat before applying a fresh coat. For paint layers that are deeply cracked or in situations where bare wood is exposed, old paint should be stripped using the gentlest method possible. The resulting surface should be carefully cleaned and primed before repainting. Paint should be appropriate to the structure in both type and color, and should allow the structure to breathe. If complete paint removal is necessary, it is recommended that a small section of original paint be allowed to remain in an inconspicuous site to provide a record of the original paint type and color (also known as a “witness”).

General preparation of surfaces for painting

Recommendations: Protect adjacent materials from damage. Clean existing wood columns, entablature, soffits, and eaves of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris. Use a bristle brush and mildewcide to kill mildew. After cleaning, rinse thoroughly with fresh water. Allow the area to dry before patching, repairing, or painting.

Deteriorated Paint



Severely deteriorated paint, including extensive cracked and loose paint film, is characterized by considerable cracking, checking, blistering, erosion, loss of adhesion, and severe chalking or mildew.

Removal of Deteriorated Paint

Recommendations: Remove the old paint film down to bare wood (or plaster) substrate by using hand-tool removal, scraping and sanding, chemical removal, or a combination of all three methods.

The selection of the surface-preparation tools and methods should be determined by the particular site conditions. Do not use power tools, including sanders, grinders, and power brushing tools. A heat plate (flameless) may be used.

Surface Preparation

General: Use the gentlest appropriate method necessary to clean the surface in question. Wash surfaces by hand using clean rags, sponges, water, and detergent.

Hand-Tool Cleaning: Use wet sanding and wet scraping methods only. Lightly mist the substrate before sanding or scraping. Acceptable hand-tools include scrapers, wire brushes, sandpaper, steel wool, nonmetallic pads, and dusters.

Solvent Cleaning: Solvent cleaning may be used to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before preparation work begins. In addition, if necessary, spot-solvent cleaning may be employed just prior to the commencement of paint application, provided enough time is allowed for complete evaporation. Clean solvent and clean rags shall be used for the final wash to ensure that all foreign materials have been removed. Dispose of used rags and solvent carefully and in accordance with local disposal laws.

Paint Removal Methods

Removal Methods, General: Where cleaning methods have been attempted and further removal of the paint is required because of incompatible or unsatisfactory surfaces for repainting, use the paint removal methods specified below. Completely remove paint film from those items indicated or specified to have existing paint completely removed.

Chemical Removal: Chemical removal systems may be employed to remove parts or complete coatings of paint. Spread the removers over the surface from which coatings are to be removed. Remove the softened paint with a scraper (broad knife) or similar tool that the painting restoration specialist may select. Repeat the procedure until all paint and residue are removed as directed by manufacturer's written instructions. Rinse and neutralize as required by remover manufacturer. Allow enough time to elapse to permit the surface to dry before proceeding with refinishing.

Mechanical Removal: Use and selection of mechanical removal equipment shall be the responsibility of the painting restoration specialist. Use of power paint removal tools is prohibited. Acceptable tools for manual paint removal include scrapers, wire brushes, sandpaper, and steel wool. Dental tools may be used to remove paint from intricate detail work.

Painting:

General: Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Cut-in sharp lines and color breaks. Use natural bristle brushes for the primer coat, intermediate coat, and top coat applications. Use of mechanical paint application apparatus (sprayer) is not recommended.

The use of an oil-based primer is recommended, together with an oil-based intermediate coat and top coat for best adhesion to the historic wood surfaces. For exterior trim or exterior woodwork, the top coat is to be gloss or semi-gloss. Follow manufacturer's recommendations addressing proper application temperatures, exterior humidity levels, and length of duration of proper temperature for recommended drying times. Do not prime or paint if rain is forecast within 72 hours. If rain is forecast, take precautions to protect exposed wood surfaces, in order to prevent water saturation.

Protect adjacent surfaces and materials against damage from paint application. Correct damage to adjacent materials and surfaces by cleaning, repairing, replacing, and refinishing, as approved by the architect, and leave in an undamaged condition.

At the completion of the project, touch up and restore any damaged or defaced painted surfaces.

Windows

Window deterioration: The double-hung windows typical of historic structures are prone to broken glass, loose or missing glazing putty, broken sash cords, and inoperable sashes. Sills and lower sashes are susceptible to damage from pooling water, which can cause swelling, rot, and loosened joints.

Recommendations: Replace deteriorated glazing by removing all failed putty with a scraper or gentle stripper (use of heat guns, etc. may result in broken glass). Prime bare wood with an oil-based primer and use back bedding putty on all vertical surfaces. Insert the glass and secure it with glazing pins, then apply a beveled bead of glazing putty. Allow the putty



to dry for several days before priming and painting it. Broken sash cords may be replaced by removing the affected sash, installing a new sash cord and attaching the sash weight. Removal of excess paint may also assist in restoring sash movement. Rotten wood should be addressed as recommended in the previous discussions of deteriorated plain and painted wood surfaces. Loosened joints may be addressed by dismantling the joint, cleaning the members, and reassembling with a wood dowel and waterproof glue.

Sealants

Sealant deterioration: Sealants (caulking) may be useful in some historic applications, such as around windows as a buffer between incompatible materials. Most modern sealants, however, consist of slow- or semi-drying synthetic mastics that have an effective lifespan of seven to ten years. Failing sealants develop crazing, or a fine network of cracks, across their surfaces, allowing water infiltration and causing the sealant to further deteriorate. Inappropriate installation can exacerbate this condition.

Recommendations: Where appropriate, old sealant should be removed and replaced with newer, high-movement sealants. This requires proper joint preparation and design, keeping in mind the range of potential masonry movement (based on its coefficient of thermal expansion as well as the range of temperatures expected). Movement should not exceed twenty-five percent in compression or extension. Joint sealants change in shape, not volume, with compression and extension, requiring a careful selection of width-to-depth ratios of the installed sealant to ensure that the existing joint is matched with the appropriate sealant.

Metals



Iron deterioration: Iron oxidization results in rust, a porous film that attracts and retains moisture. The process of oxidization continues until the metal is completely destroyed. Of the ferrous materials found in most buildings, wrought iron tends to rust most quickly but is more resistant to severe corrosion than cast iron. Galvanized iron (iron with a zinc coating) is highly resistant to corrosion, even when the zinc coating is compromised.

Recommendations: Maintain any painted surfaces (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating.

Site

Site issues: Proper landscaping, appropriate drainage, and the use of traffic sealants should be addressed in any maintenance plan.

Drainage: Grade surrounding soils to encourage water to drain away from foundations. This will assist in controlling water infiltration and rising damp.

Traffic sealant: Typically installed at the interface of building foundations and adjacent sidewalks, the sealant closes this joint and prevents water infiltration.

Landscaping

Landscaping: Ensure that trees and ornamental plantings are kept eighteen to twenty-four inches away from building foundations. This will assist in keeping the area near the building dry, rendering it less likely that insects and biological growths will take hold. Maintain landscape plants by pruning dead branches, removing branches that overhang roofs, and preventing overgrowth. Remove ivies and other climbing

plants from the structure by shearing at the base and allowing the plant to die rather than pulling the live plant from the building.

Summarized and Prioritized Recommendations

Priority 1 indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure, or that poses a health and safety risk.

Priority 2 refers to a condition that should be addressed within a year, but only after the first priority needs have been met.

Priority 3 refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.

Priority 4 refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

Site - Renwick Courthouse, Wallace Library, and Jail	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
<i>Priority 2</i>	
<i>Priority 3</i>	
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated.	3
The site is paved directly up to the edge of the Courthouse to the north, south, and east portions of the building. The site of the jail is paved directly up to the west elevation. Consider repaving with a pervious material to prevent the trapping of moisture at the base of the walls.	3
Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours.	3
Create a new parking plan when the new use or uses have been selected. Preserve the historic nature of the site.	3
<i>Priority 4</i>	
When funding permits, archaeologically locate and excavate evidence of the original jail, courthouse, or any previous buildings or features of the site.	4
Protect on-site archaeological resources. Before any ground disturbance, coordinate all site work with appropriate review authorities.	4
Create a landscape master plan of the site.	4

Site - Renwick Courthouse, Wallace Library, and Jail	
Recommendation	Priority (1, 2, 3, or 4)
Following the results of the recommended historic landscape study, re-install historic walkways, and use these to interpret the site, as well as connect to parking.	4
Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris.	4
Interpret the historic landscape to tell the larger story of the social, civic, and judicial history of the site.	4
Provide Braille-augmented signage to describe the newly-uncovered historic landscape and patterns of its occupation.	4

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1
Repair and repoint the brick walls of the bell tower as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	1
<i>Priority 2</i>	
Patch and repair the existing copper roof as required.	2
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location.	2
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer.	2
Install an appropriate lightning protection system, making sure to ground sufficiently away from the building.	2
Remove Portland-cement based stucco from the exterior walls. Reapply a lime-based stucco as was originally applied to the building.	2
Remove the black streaking from the window sills using the gentlest means possible. Paint to match the other sills on the courthouse.	2
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather	2
Implement a regular program to eliminate the danger of harmful insects.	2
Remove debris, both in the form of stored items and environmental debris from the basement.	2
Ensure that no water is directed into basement from gutter, downspouts, or site.	2
Provide adequate cellar ventilation to prevent moisture infiltration	2
During rehabilitation, consider the removal of the dropped ceilings in the second floor south wing to reveal the historic scissor trusses and reopen the space.	2
Repair the acoustical ceiling panels above the courtroom as required, but only after the water and moisture infiltration issue has been resolved.	2
Repair the historic hammer beams and scissor trusses as required. At the Center Roof hammer beam trusses, signs of overstress were observed in the form of	2

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
longitudinal cracking in horizontal members and top chords, transverse cracking in curved members, and shear cracking at connectors. The trusses had been reinforced previously with horizontal and diagonal tie rods and HSS lateral braces. Presumably, these reinforcement efforts should have alleviated the overstress in the truss elements and connections; however, this cannot be confirmed without a detailed structural analysis. If the second floor is to be removed in future renovations in order to recreate the original double height space, the effect on the trusses and on the buttresses would need to be investigated by a licensed structural engineer with experience in historic structures.	
The roof framing of the north wing is constructed with King post trusses. There is damage to the structure, which is potentially from the civil war. Refer to structural recommendations for more information. A licensed structural engineer should be contracted to perform a structural analysis of the framing and design repairs. For pricing purposes, structural repairs could include replacing one broken purlin, sistering two cracked purlins, repairs to the top chords on the two trusses, and localized sheathing replacement.	2
Water damage is located on the rafters and roof sheathing in the north attic. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.	2
Water damage is located on the rafters and roof sheathing in the south attic. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.	2
At the South Wing roof, localized damage to the roof structure include one broken purlin, the reduced section of a scissor brace, and charring of roof sheathing and roof purlins. The broken purlin should be replaced in kind and repairs to the scissor brace should be designed and implemented by a licensed structural engineer experienced with historic structures. Charred roof sheathing should be replaced in kind and the charred purlins should be investigated further to determine whether their structural capacity has been reduced by the charring or whether it is just surface damage.	2
Water damage is located on the various levels of the wood decking and wood framing of the bell tower. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.	2
Priority 3	
Repair exterior wrought iron railings (paint protects the iron).	3
Depending on the rehabilitated use of the courthouse, the exterior stair on the east elevation may not be required. If it is not required, remove the stair and infill the non-historic second floor opening. If it is to remain, repair the stair following the metal repair guidelines.	3

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
As needed, clean wood cornice of dirt and mold.	3
As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary.	3
Patch and repair the main entrance steps and pain to match the surrounding areas.	3
Clean, scrape, and paint the building's wood windows. Replace rotted wood in kind where necessary, repair or replace broken or cracked glazing. Remove all deteriorated glazing compound and install new glazing compound.	3
Clean all metal windows. Repair the metal windows (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating.	3
Check windows and hardware for operability. Repair or replace sash cords, pulls, hinges, and casement hardware as required. Provide new sash weights as necessary.	3
Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks.	3
If not installing interior storms with UV glazing, consider applying UV film to existing glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.	3
The historic exterior doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3
As necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and painting.	3
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks.	3
Consider installing a sump pump in cellar if moisture issues are not adequately resolved. Hard wire sump pump to building wiring system. Connect sump pump ejection pipe with existing storm water management piping.	3
Accessibility for persons with disabilities is an ethical imperative that will also enlarge the visitor pool for the Courthouse. A code compliant elevator will need to be installed.	3
The majority of existing ceilings throughout the building are non-historic suspended acoustic ceiling tiles. When rehabilitating the building, if these spaces are to be occupied, consider the use of more historically appropriate materials.	3
If any plaster ceilings remain above the dropped ACT ceilings, repair the plaster, paying particular attention to areas of known water damage. Check for loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3
As necessary, repair the exterior and any surviving interior plaster walls. Anchor any loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
The historic doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3
If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary	3
Consider stuccoing the interior side of the exterior walls in the second floor of south wing to match the original stucco finish found on the west wall in the attic.	3
The majority of the existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3
If any wood floor remains in the south wing beneath the non-historic finishes (the wood floors in the central portion and north wing were removed during the 1948 renovation), repair the floors as needed. Avoid refinishing floors in historic areas if possible. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges should be carefully repaired.	3
Repair the tile floors and walls as needed in the bathrooms.	3
Undertake a comprehensive paint and finish analysis where historic materials exist for the building's interior and exterior surfaces.	3
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimney stacks. Repair as necessary. Use low-profile vented caps where caps are not present.	3
Add and maintain snow guards along perimeter of roof.	3
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Remove abandoned masonry anchors as well.	3
Restore the original parapets to the building.	3
A hatch cover should be designed for the exterior basement access that prevents the entry of water, but can be removed to provide access to the basement when necessary for maintenance purposes	3
Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours.	3
Provide adequate utility lighting in the basement.	3
Inspect the bell tower quarterly for hornet nests and monthly, during warm months, survey the exterior for mud dauber nests and wasp nests. In addition, implement a regular cleaning schedule to prevent the accumulation of dirt and debris in the bell tower.	3
Repair the bell tower wooden ladders as required. Replace rotted wood in kind when necessary.	3
Provide adequate utility lighting in the bell tower.	3
Priority 4	

Renwick Courthouse	
Recommendation	Priority (1, 2, 3, or 4)
Maintain the historic hinges on the east elevation from the Hope Fire Company doors as evidence of the evolution of the history of the building.	4
Consider installing contemporary compatible doors in the location of the Hope Fire Company doors (now windows), depending on the rehabilitation of the space.	4
There are currently foundation plantings around the west margin of the building; this practice should be discontinued. If plantings are desired, they should be kept at least 24" away from building.	4
Currently, the trees to the west of the courthouse scrape against the west elevation of the courthouse. The trees shall be trimmed back to prevent intersection with the building.	4
Inspect all downspout outflow points around the perimeter of the house to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water.	4
Consider the reinstatement of historic fireplaces.	4
When removing built-up finishes retain small sampling areas in inconspicuous locations so that future investigators will have adequate remnant evidence for study as research methodologies change.	4
During rehabilitation of the space, consider installation of appropriate finishes which would complement the remaining historic fabric.	4
During the rehabilitation, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	4
Where possible, employ task lighting to minimize damage to the historic interior.	4
Consider reopening the gable end windows on the north and south elevations. Install historically compatible windows.	4
Repaint or walls with historically appropriate paint, following recommendations made in finish analysis.	4
Install discreet general signage for building information, exit, and orientation.	4
Repair as necessary the historic judge's bench and gated low wooden railing that separates the public space of the courtroom from the attorney space, as well as the benches.	4
Consider reopening the infilled portion of the double windows in the bell tower. Install historically compatible windows.	4

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1
Apply crack monitors to cracks in north foundation wall and monitor. Repair cracks according to recommendations in structural engineering report (included in this report). When structural repairs are completed, replace any damaged or missing brick units to match original, and repoint with mortar to match original in color, texture, aggregate size, density, and strength.	1
All visible interior finishes are non-historic. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1
<i>Priority 2</i>	
Repair and repoint the masonry walls as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement or caulk repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	2
The historic threshold and steps the rear door are not ADA compliant (they are too tall), and likely cannot be made so. The main door currently has a wood ramp to provide wheelchair access to the building. That ramp is not ADA compliant. When the building undergoes rehabilitation, it is important that ADA access be provided at this entrance	2
Repair the existing slate roof as required.	2
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present.	2
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location	2
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer	2
Install an appropriate lightning protection system, making sure to ground sufficiently away from the building.	2
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather.	2

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation.	2
The building interior is not ADA compliant (the ramp, doors, and entrance are not ADA compliant, the restrooms are not ADA compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate meeting locations for services provided in basement or second floor offices). When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided.	2
Ensure that no water is directed into basement from gutter, downspouts, or the site.	2
Provide adequate basement ventilation to prevent moisture infiltration.	2
The southeast corner room exhibits substantial efflorescence. The source appears to be site drainage. After site drainage is corrected, basement walls in impacted areas should be thoroughly dried out and then patched to match surrounding wall, repointed with appropriate mortar and repainted.	2
<i>Priority 3</i>	
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated.	3
As needed, clean eaves and cornice of dirt, mold, and other biological growth.	3
As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary. See below for wood rehabilitation procedures.	3
Clean all existing wood windows with fungicide designed to kill black mold. As necessary, scrape and paint the building’s double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary. Replace rotted wood in kind when necessary. Replace any cracked, broken, or missing glazing. Remove all deteriorated glazing compound and install new glazing compound. Refer to wood rehabilitation procedures below.	3
As needed, scrape and paint the building’s double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary. Replace rotted wood in kind when necessary. Remove all deteriorated glazing compound and install new glazing compound. Refer below for wood rehabilitation procedures.	3

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
Remove window unit air conditioners (in coordination with the installation of a new MEP system), as the presence of them is permitting moisture to infiltrate the building, and their presence is damaging the historic wood sash.	3
Check windows and hardware for operability. Repair or replace sash cords and pulls as required. Provide new sash weights as necessary.	3
Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks.	3
Repair the metal security grates on the east elevation (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating.	3
If interior storms are not installed, apply UV film to glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.	3
The historic exterior doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks	3
Install discreet general signage for building information, exit, and orientation.	3
Existing ceilings in the office areas of the basement are non-historic suspended acoustic ceiling tiles. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials.	3
Existing ceilings throughout the first floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the first floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials.	3
The outermost existing first floor walls are a gypsum wall board clad with non-historic imitation wood paneling. In the rehabilitation, consider removal of these non-historic wall claddings to reveal the historic wall surfaces beneath. When doing so, as necessary, repair plaster walls. Anchor any loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3
If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary.	3
Repaint walls with historically appropriate paint, as appropriate.	3
Install modern, discreet, low profile switch plates and outlet covers.	3

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
Existing floors are carpeted. In the areas where we were able to remove carpeting, we were not able to reveal any historic flooring materials. However, during rehabilitation, if historic floor materials are revealed, they should be retained and preserved. Avoid refinishing floors in historic areas. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges, if encountered, should be carefully repaired.	3
The existing stairs are non-historic with turned balusters, turned newel posts, and carpeted threads. During rehabilitation, removal of the stair is encouraged to return the space to its original single-volume, two-story appearance.	3
The existing first floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. Since the second floor is a non-historic insertion, there are no historic ceiling light fixtures to be revealed. During rehabilitation, if the second floor is retained, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3
Existing ceilings throughout the second floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the second floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials.	3
The existing second floor floors are non-historic insertions and are carpeted. If the decision is made to retain these floors, a floor covering that reinforces the historic character of the rest of the building should be selected.	3
The existing second floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. During rehabilitation, if the second floor is retained, if, during removal of the existing ceiling, any historic lighting fixtures are discovered, or any physical evidence suggesting specific historic lighting fixtures is revealed, that fixture should be retained or new fixtures installed to replicate them. If no historic light fixtures are revealed, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3
Add and maintain snow guards along perimeter of roof.	3
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchor at rear of building.	3
Provide adequate, historically compatible lighting in the office areas (if those uses are retained), and provide utility lighting in storage areas (if those are retained).	3
Where possible, employ task lighting to minimize damage to the historic interior.	3
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor framing to determine its	3

Wallace Library	
Recommendation	Priority (1, 2, 3, or 4)
load capacity. Perform wood species identification to provide material properties to be used in this analysis.	
Priority 4	
There are currently foundation plantings around the north and east margins of building; this practice should be discontinued. If plantings are desired, they should be kept at least 24" away from building.	4
Inspect all downspout outflow points around the perimeter of the building to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water.	4
Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities	4
Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris.	4
Monitor exterior walls for new cracking and deterioration since previous repointing.	4

Old Jail	
Recommendation	Priority (1, 2, 3, or 4)
<i>Priority 1</i>	
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1
All visible interior finishes are historic, though a great many historic floors and floor finishes (including the floor finished of the second floor jail cells), wall and ceiling finishes (including the second floor jail cell enclosures and iron bars and gates and the historic plaster on the perimeter walls and ceilings throughout the jail) and windows (all) were removed. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. Restoration of these floor, wall, and ceiling finishes is strongly encouraged in the rehabilitation. While restoration of the jail cells themselves is unlikely, it is strongly recommended that at least the layout of the cells be marked in the flooring of the second floor. This construction should be removed and a new design executed for the rehabilitation.	1
Remove loose and spalling concrete around windows in cast-in-place concrete portion of the building to prevent concrete falling and potentially harming pedestrians.	1
Remove loose and spalling concrete at one-story south extension above first floor slab to prevent concrete falling and potentially harming pedestrians.	1
<i>Priority 2</i>	
The historic threshold and steps at all entrances to the jail are not ADA compliant (they are too tall), and likely cannot be made so. When the building undergoes rehabilitation, it is important that ADA access be provided at the west elevation. The east elevation, at the alley (a story below the west elevation entrance) is too high above the alley to be made accessible, and it is unlikely that the lower level would be inhabitable. Because much of the building is concrete, it will be difficult to make some of the existing hallways wide enough to be fully ADA compliant, and the absence of an elevator will be another challenge regarding ADA access.	2
Replace existing membrane roof, which appears to be approaching the end of its expected life, with a new membrane roof. The roof on the concrete portion is flat and is surrounded by a parapet on each of its levels, so it is not visible from a public right of way. The roof of the CMU portion slopes to the alley and is not visible	2
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location.	2
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer.	2

Install an appropriate lightning protection system, making sure to ground sufficiently away from the building.	2
As needed, patch and repair concrete (and in the case of the addition, CMU) walls. Patch as necessary with mortar to match original in color, texture, aggregate size, and strength. In locations where rebar has become exposed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch.	2
At the alley elevation, where the stone foundation is located, repoint stone and as necessary with mortar to match original in color, texture, aggregate size, and strength. In limited locations, some stone (a freestone) appears to be delaminating in places. Those locations should be examined carefully, and the decision made to repair either by Dutchman or by consolidation (see stone repair guidelines, below). Both repair techniques will be visible to a certain extent, and the decision should be made about the appropriate course of repair in each specific instance.	2
As needed, repair and repoint the brick foundation walls as necessary, with particular attention to areas of the walls that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	2
Existing windows are non-historic simulated six-over-six vinyl windows with interior-applied muntins. The windows, intended to be temporary window coverings, were added either during or at the end of the abandoned attempt to renovate the jail. The window units are in poor condition: many of the windows do not seal properly, do not operate, are condensing badly, and due to their construction, cannot be repaired. They must be replaced in entirety. We propose replacement of all windows with metal-clad wood-frame windows to match the originals used in the jail.	2
After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation.	2
The building interior is not ADA compliant (the doors and entrances are not ADA compliant, the restrooms are not ADA compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate meeting locations for services provided in basement or second floor offices. When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided.	2
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather.	2
Where possible, employ task lighting to minimize damage to the historic interior.	2
Ensure that no water is directed into cellar from gutter, downspouts, or site.	2
Provide adequate cellar ventilation to prevent moisture infiltration.	2

<p>The basement floors are poured concrete, the only exception being an area that at one point houses a shower and toilet enclosure. The toilet and shower enclosure should be removed. The floor, which is in poor condition, receive a new topping course of concrete.</p>	<p>2</p>
<p>1st Floor Ceilings - Existing ceilings in earliest portion of the jail (the poured concrete portion) are clad in gypsum board, dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, the small concrete southern addition, has a painted concrete ceiling. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the floors above (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the areas around. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail.</p>	<p>2</p>
<p>Existing walls in earliest portion of the jail (the poured concrete portion) are concrete and are now painted, the paint dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, has painted concrete walls. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. Limited portions were clad with gypsum board, but most areas were left incomplete (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building that was partially furred-out, the incomplete framing should be removed, and the CMU walls should be retained, repaired as necessary, and painted to match the areas around.</p>	<p>2</p>
<p>1st Floor existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. The second addition, the small concrete southern addition, also retains its concrete floor. The third addition, the CMU portion of the building, as a result of an unfinished renovation, had its floor removed, and the floor presently consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to</p>	<p>2</p>

ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum.	
In the poured concrete portion of the building, an original concrete stair connects the first and second floors (but does not access the basement). This stair should be retained and preserved, with concrete patched with concrete to match the original in color, texture, aggregate size, and strength. Most of the original plaster has been removed from the stair hall, and new wall and ceiling plaster to match the original (likely Keene's cement) applied to match the original, and painted. A new handrail (or augmentation applied to the existing handrail) to meet current code, though the existing stair will likely be able to be retained.	2
In the CMU portion of the jail, whatever the original stair that originally connected the first and second floors (but not the basement) was removed, and a new wood-frame stair partially constructed. The new wood –frame stair, unfinished, fails to meet code in several respects, and will be required to be replaced. The new stair should be designed to reinforce the historic character of the space, and meet current building codes.	2
2 nd Floor existing ceilings in earliest portion of the jail (the poured concrete portion) are concrete, though the finished surface, a plaster (likely Keene's cement) was removed during the incomplete renovation of the space. There is apparent spalling, cracking, and water damage, though it is unclear if the damage is active or has been addressed and this is simply a remnant. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the roof structure above (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the areas around. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail.	2
2 nd Floor existing walls in earliest portion of the jail (the poured concrete portion) are concrete but the historic finish, a plaster (likely Keene's cement) was removed in the incomplete renovation. The underlying concrete is in poor condition, and exhibits cracking, spalling, and water damage, though it is difficult to tell if it is active or dates to an earlier period. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. The majority of the walls were left incomplete (all historic materials were removed from this portion of the building as a part of the unfinished renovation). Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, finished with a hard plaster to resemble Keene's cement, and painted to match the surrounding areas. A shower area remains in this portion of the second floor; some tile remains, as well as its historic iron-bar door; this should be retained, the door repaired by removing the rust, painting with a rust inhibitor / primer, and painting a historically-appropriate	2

color. In the portion of the building that was partially furred-out, the incomplete framing (such as the incomplete east-west stud wall) should be removed, and the CMU walls should be retained, repaired as necessary, and painted to match the areas around.	
An opening between the CMU and poured concrete portions of the jail and was created at the landing of the concrete stair. The opening has no lintel, and requires the insertion of a lintel in order to become a safe and stable opening (see structural recommendations).	2
Existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. Eight jail cells (each containing a toilet and sink) were removed during the incomplete renovation. The scars from the bars remain in the floor of this portion of the jail. When a new floor is installed in this portion of the building (such as a stained / epoxy finish applied to the concrete) we strongly recommend marking the pattern of the jail cells to allow their former presence to be interpreted. The third addition, the CMU portion of the building, as a result of an unfinished renovation, had its floor removed, and the floor presently consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum	2
The building HVAC system will be a high efficiency VRF system. This would include a DOAS. The basement is not included.	2
If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2
The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.	2
At northwest corner of building, remove settled concrete slab. Compact soil below and fill with crushed stone as required. Pour new section of slab on grade to be level with adjacent sections.	2
At one-story south extension above first floor slab, contract licensed structural engineer to perform probe investigation and determine construction of joint and function of embedded steel perimeter elements. Repairs to be determined per investigation.	2
Repoint open joints and cracks in chimney. Use mortar matching existing in color and composition.	2
At bulging stone retaining wall at southeast corner, contract licensed structural engineer to determine construction of wall and perform structural analysis. Structural repair scope could consist of disassembling and rebuilding wall with improved drainage or installing walers with anchors into soil behind wall.	2

In basement of central portion of building, where no lintel exists above opening in brick partition, provide new steel angle lintels (one per wythe of brick).	2
In basement of northern CMU portion of building, infill all abandoned MEP openings in southern brick wall. Perform masonry repairs along the diagonal crack with compatible mortar. Monitor repair for any signs of new movement or crack formation.	2
At first floor concrete beams and slabs, where reinforcement has corroded and concrete has spalled, clean reinforcement, paint reinforcement with rust inhibitor, apply bonding agent and repair concrete with trowel-on patching mortar.	2
At northern CMU addition, install mid-span bridging between joists at first floor, second floor, and roof framing.	2
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor structure to determine its load capacity. Without original drawings for the cast-in-place concrete portion of the building, non-destructive testing and materials testing will likely be required to determine reinforcement and function of first floor walls in supporting the second floor slab. Perform wood species identification to provide material properties to be used in this analysis.	2
Priority 3	
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated	3
As needed, clean concrete (and in the case of the addition, CMU) parapet. Patch as necessary with mortar to match original in color, texture, aggregate size, and density.	3
Upon completion of repairs to exterior walls, the walls should be painted. While arguably the walls were not originally painted, surviving photographs suggest that the walls have been painted since a time within the period of significance for the historic district. (While the poured concrete central section of the jail was not likely originally painted, the CMU addition appears to have always, or long, painted.) The selection of an appropriate paint type and color would allow for an easier visual linking of the various portions of the jail, as well as an easier maintenance regimen. Removal of paint is certainly possible, though it is likely that paint was used to cover various repairs, and the removal of paint would necessitate the potential addressing of the visual impact of past repairs.	3
Where historic bars remain on jail windows, they should be retained and preserved. The metal should be cleaned of rust (including where mounted into the masonry), a rust inhibitor / primer applied, and painted in an appropriate color. Where rust jacking has occurred where bars are attached to the masonry walls, the walls should be patched and repairs using the procedures described above.	3
The historic exterior jail doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3

As necessary, clean, scrape, and paint metal doors and trim. Consolidate and fill missing or damaged areas. Avoid any defacement of profiles.	3
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks.	3
If not installing interior storms with UV glazing, consider applying UV film to existing glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.	3
Provide historically compatible locking and lifting hardware.	3
Within the spaces currently used by the City of Fredericksburg Police Department, non-historic utility lighting has been installed. There is no permanent lighting in the rest of the first floor. During rehabilitation, remove non-historic lighting and install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3
There are no existing ceilings in the basement of the Jail. The ceilings are simply to underside of the floor joists above. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials. However, it is more likely that these spaces will simply be used for storage and building equipment after rehabilitation.	3
The basement walls consist of concrete, brick, and CMU; most of the surfaces have been painted, and the paint is peeling. If the space is not to be occupied, loose paint should be removed, and the wall left. There are several non-historic unclad frame walls partially constructed in the basement; unless there is some need to partition storage space in the basement, these framed walls should be removed. The walls are in poor condition, and require extensive repointing.	3
Repaint with historically appropriate paint, as appropriate.	3
Install modern, discreet, low profile switch plates and outlet covers.	3
Existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3
There are no other doors (other than the historic iron bar shower door) on the second floor of the jail. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present.	3
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchors from walls in all locations. When anchors are removed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch.	3
Provide adequate utility lighting in storage areas of the basement.	3
In the only portion of the first floor of the jail that was not renovated or altered, two historic jail cells remain. The jail cells retain their historic iron bars, some plumbing fixtures, and some wall plaster (likely Keene's cement). These features should remain in place, and be interpreted as an important part of the history of the jail. This is the only portion of the jail that has not been altered. The remaining	3

graffiti on the cell walls should be retained and preserved in place. In the cell that has had its plaster (Keane's cement) removed, it should be replaced and finished to resemble its historic appearance. Remaining plumbing fixtures should be retained.	
The only remaining historic doors on the first floor are the two iron bar doors to the two remaining jail cells. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color.	3
The only remaining historic door on the second floor is the single iron bar doors to the shower. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color.	3
In basement of one-story southern extension, remove all wet and moldy boxes of papers and other stored items.	3
Priority 4	
There are currently no foundation plantings around the building; this practice should be continued. If plantings are desired, they should be kept at least 24" away from building.	4
Inspect all downspout outflow points around the perimeter of the jail to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the house, verifying operative condition and free flow of runoff water.	4
Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities.	4
The basement space should be utilized for storage, not occupation.	4
Within the basement are stored a number of architectural elements, including sinks, doors, and windows; it is unclear where these elements originated. They may or may not be related to the Renwick Courthouse, the Wallace Library, or the Jail. If they are related, they may prove to be useful during the rehabilitation; however, they may simply have been stored in the space	4
Install discreet general signage for building information, exit, and orientation.	4
In the first floor portion of the jail used by the police, new, non-historic protection bars have been added to some windows. These may be removed in the rehabilitation.	4

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Chapter 8: Architectural, Structural, and MEP Recommendations Table with Cost Estimates

Summarized and Prioritized Recommendations

Priority 1 indicates that the condition requires immediate attention because it is causing active deterioration and threatens the integrity of the structure, or that poses a health and safety risk.

Priority 2 refers to a condition that should be addressed within a year, but only after the first priority needs have been met.

Priority 3 refers to a low priority issue that does not threaten the integrity of the historic building. Usually it pertains to an aesthetic problem which should be scheduled as time and budget permit.

Priority 4 refers to materials, features or systems that require routine inspection or show signs of early deterioration and may require action in the next ten years.

Site - Renwick Courthouse, Wallace Library, and Jail			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
<i>Priority 1</i>			
<i>Priority 2</i>			
<i>Priority 3</i>			
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated.	3	Architectural	Design and Approvals \$50,000 Construction - \$75,000 to \$100,000
The site is paved directly up to the edge of the Courthouse to the north, south, and east portions of the building. The site of the jail is paved directly up to the west elevation. Consider repaving with a pervious material to prevent the trapping of moisture at the base of the walls.	3	Architectural	Design and Approvals - \$50,000 Construction and Demolition \$150,000 to \$200,000
Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours.	3	Architectural	\$50,000 – Exterior lighting only. Assumes existing services can

Site - Renwick Courthouse, Wallace Library, and Jail			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
			support the additional loads / fixtures are home run.
Create a new parking plan when the new use or uses have been selected. Preserve the historic nature of the site.	3	Architectural	Design and Approvals - \$50,000
Priority 4			
When funding permits, archaeologically locate and excavate evidence of the original jail, courthouse, or any previous buildings or features of the site.	4	Architectural	\$ 100,000 + depending on mobilization, stabilization, demobilization and duration
Protect on-site archaeological resources. Before any ground disturbance, coordinate all site work with appropriate review authorities.	4		Stabilization protection and maintenance – \$ 25,000
Create a landscape master plan of the site.	4	Architectural	\$ 50,000 to \$75,000
Following the results of the recommended historic landscape study, re-install historic walkways, and use these to interpret the site, as well as connect to parking.	4	Architectural	\$150,000 to \$200,000
Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris.	4	Architectural	Initial inspection (video) \$25,000 Quarterly Service and Inspection - \$5,000 per quarter.
Interpret the historic landscape to tell the larger story of the social, civic, and judicial history of the site.	4	Architectural	\$25,000
Provide Braille-augmented signage to describe the newly-uncovered historic landscape and patterns of its occupation.	4	Architectural	\$10,000 to \$15,000 - Exterior only

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
<i>Priority 1</i>			
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1	Architectural	Cost not applicable
Repair and repoint the brick walls of the bell tower as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	1	Architectural	\$ 350,000 to \$400,000 assumes contractor laydown area available on site and a 6-month duration.
<i>Priority 2</i>			
Patch and repair the existing copper roof as required.	2	Architectural	\$ 35,000 - assumes 25% of surface area / 18 oz. Standing Seam
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location.	2	Architectural	16oz Copper Gutters \$25 plf \$ 5,000 Downspouts \$18.00 vlf - \$3,500
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2	Architectural	\$750 to \$1,500
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer.	2	Architectural	\$1,500 to \$2,500
Install an appropriate lightning protection system, making sure to ground sufficiently	2	Architectural	\$30,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
away from the building.			
Remove Portland-cement based stucco from the exterior walls. Reapply a lime-based stucco as was originally applied to the building.	2	Architectural	\$ 135,000 to \$150,000
Remove the black streaking from the window sills using the gentlest means possible. Paint to match the other sills on the courthouse.	2	Architectural	\$5,000
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather	2	Architectural	\$25 psf
Implement a regular program to eliminate the danger of harmful insects.	2	Architectural	First Inspection and Treatment \$25,000, Quarterly inspection and treatment for 2 years \$ 20,000
Remove debris, both in the form of stored items and environmental debris from the basement.	2	Architectural	\$ 5,000 assumes all items are loose
Ensure that no water is directed into basement from gutter, downspouts, or site.	2	Architectural	Inspection and reasonable redirection or diverter does not include regrading. \$2,500 - \$5000
Provide adequate cellar ventilation to prevent moisture infiltration	2	Architectural	Installation of thermostatically controlled fans and ducting \$5,000
During rehabilitation, consider the removal of the dropped ceilings in the second floor south wing to reveal the historic scissor trusses and reopen the space.	2	Architectural	\$10,000 to \$20,000
Repair the acoustical ceiling panels above the courtroom as required, but only after the water and moisture infiltration issue has	2	Architectural	\$8,000 to \$12,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
been resolved.			
Repair the historic hammer beams and scissor trusses as required. At the Center Roof hammer beam trusses, signs of overstress were observed in the form of longitudinal cracking in horizontal members and top chords, transverse cracking in curved members, and shear cracking at connectors. The trusses had been reinforced previously with horizontal and diagonal tie rods and HSS lateral braces. Presumably, these reinforcement efforts should have alleviated the overstress in the truss elements and connections; however, this cannot be confirmed without a detailed structural analysis. If the second floor is to be removed in future renovations in order to recreate the original double height space, the effect on the trusses and on the buttresses would need to be investigated by a licensed structural engineer with experience in historic structures.	2	Architectural/ Structural	Investigation / Design - \$10,000 to \$15,000 Repair in place - \$15,000 to \$20,000
The roof framing of the north wing is constructed with King post trusses. There is damage to the structure, which is potentially from the civil war. Refer to structural recommendations for more information. A licensed structural engineer should be contracted to perform a structural analysis of the framing and design repairs. For pricing purposes, structural repairs could include replacing one broken purlin, sistering two cracked purlins, repairs to the top chords on the two trusses, and localized sheathing replacement.	2	Architectural/ Structural	Investigation / Design - \$10,000 to \$15,000 Repair in place - \$10,000 to \$15,000
Water damage is located on the rafters and roof sheathing in the north attic. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.	2	Architectural	Investigation / Design - \$5,000 to \$10,000 Repair - \$10,000 to \$15,000
Water damage is located on the rafters and roof sheathing in the south attic. It is	2	Architectural	Investigation / Design - \$5,000 to

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.			\$10,000 Repair - \$10,000 to \$15,000
At the South Wing roof, localized damage to the roof structure include one broken purlin, the reduced section of a scissor brace, and charring of roof sheathing and roof purlins. The broken purlin should be replaced in kind and repairs to the scissor brace should be designed and implemented by a licensed structural engineer experienced with historic structures. Charred roof sheathing should be replaced in kind and the charred purlins should be investigated further to determine whether their structural capacity has been reduced by the charring or whether it is just surface damage.	2	Architectural/ Structural	Investigation / Design - \$10,000 to \$15,000 Repair in place - \$10,000 to \$15,000
Water damage is located on the various levels of the wood decking and wood framing of the bell tower. It is unclear if this damage is due to active leaking or is from a previous leak. If the moisture infiltration is active, determine and remediate the active infiltration points.	2	Architectural	Investigation / Design - \$5,000 to \$10,000 Repair - \$5,000 to \$10,000
The building equipment will be replaced and the water source heat pump system type will be retained. Equipment will be replaced as described above. Distribution of conditioned air would be via new low pressure ductwork. The BAS (building automation system) would be total DDC with electric actuation of dampers and valves. The entire BAS would be accessible and addressable from a web browser.	2	MEP	\$450,000.00
If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2	MEP	\$50,000.00
Where foundation walls have experienced loss of mortar, perform deep repointing of joints with compatible mortar.	2	Structural	\$5,000 to \$10,000
Infill all abandoned MEP openings in	2	Structural	\$2,500 to \$5,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
foundation walls with masonry and mortar compatible with existing.			
At one Center Roof hammer beam truss, one of the bearings shows signs of crushing. This could be caused by a combination of water infiltration and the stresses in the members. Any sources of water intrusion such as leaks in the roofing should be remedied if the condition is active. Access should be provided for the bearing elements to be probed and repairs designed by a licensed structural engineer with experience in historic structures	2	Structural	Investigation / Design - \$5,000 to \$10,000 Repair - \$8,000 to \$12,000
At the South Wing roof, an added second floor ceiling has increased the loading on the scissor trusses and localized signs of overstress have been observed in the truss members. A licensed structural engineer experienced with historic structures should be contracted to perform a structural analysis of the trusses and determine whether they are capable of carrying the additional load. Localized reinforcement of members may be required as a result. If it is desired to remove the ceilings below and exposed the ornate trusses once again, this would reduce the loading on the trusses and would be feasible from a structural perspective.	2	Structural	Investigation / Design - \$5,000 to \$10,000 Repair - \$8,000 to \$12,000
1200AE recommends conducting samples for wood species identification through-out the wood-framed roof areas. Providing wood samples to the US Forest Service or a wood scientist for wood species identification will enable further refinement of an estimated load capacity of the structure and as a result possibly identify modifications to framed areas and materials to be utilized if replacement members are required.	2	Structural	Investigation / Design - \$5,000 to \$10,000
At Bell Tower, probe ends of water damaged second floor joists to determine whether the wood is sound and perform	2	Structural	Investigation / Design - \$5,000 to \$10,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
repairs if compromised. Work should be performed by a licensed structural engineer.			Repair - \$8,000 to \$12,000
Priority 3			
Repair exterior wrought iron railings (paint protects the iron).	3	Architectural	\$5,000 - \$8,000
Depending on the rehabilitated use of the courthouse, the exterior stair on the east elevation may not be required. If it is not required, remove the stair and infill the non-historic second floor opening. If it is to remain, repair the stair following the metal repair guidelines.	3	Architectural	\$5,000 to \$12,000
As needed, clean wood cornice of dirt and mold.	3	Architectural	\$2,500 to \$5,000
As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary.	3	Architectural	\$6,000 to \$10,000
Patch and repair the main entrance steps and paint to match the surrounding areas.	3	Architectural	\$2,500 to \$3,500
Clean, scrape, and paint the building's wood windows. Replace rotted wood in kind where necessary, repair or replace broken or cracked glazing. Remove all deteriorated glazing compound and install new glazing compound.	3	Architectural	\$20,000 to \$30,000
Clean all metal windows. Repair the metal windows (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating.	3	Architectural	\$10,000 to \$20,000
Check windows and hardware for operability. Repair or replace sash cords, pulls, hinges, and casement hardware as required. Provide new sash weights as necessary.	3	Architectural	\$6,000 to \$15,000
Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks.	3	Architectural	\$2,500 to \$5,000
If not installing interior storms with UV glazing, consider applying UV film to	3	Architectural	\$8,000 to \$16,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
existing glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.			
The historic exterior doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3	Architectural	\$10,000 to \$20,000
As necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and painting.	3	Architectural	\$10,000 to \$20,000
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks.	3	Architectural	\$5,000 to \$10,000
Consider installing a sump pump in cellar if moisture issues are not adequately resolved. Hard wire sump pump to building wiring system. Connect sump pump ejection pipe with existing storm water management piping.	3	Architectural	\$5,000 to \$8,000
Accessibility for persons with disabilities is an ethical imperative that will also enlarge the visitor pool for the Courthouse. A code compliant elevator will need to be installed.	3	Architectural	\$ 15,000 to \$25,000
The majority of existing ceilings throughout the building are non-historic suspended acoustic ceiling tiles. When rehabilitating the building, if these spaces are to be occupied, consider the use of more historically appropriate materials.	3	Architectural	\$25,000 to \$50,000
If any plaster ceilings remain above the dropped ACT ceilings, repair the plaster, paying particular attention to areas of known water damage. Check for loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3	Architectural	\$20,000 to \$25,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
As necessary, repair the exterior and any surviving interior plaster walls. Anchor any loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3	Architectural	\$6,000 to \$12,000
The historic doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3	Architectural	\$6,000 to \$12,000
If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary	3	Architectural	\$8,000 to \$12,000
Consider stuccoing the interior side of the exterior walls in the second floor of south wing to match the original stucco finish found on the west wall in the attic.	3	Architectural	\$12,000 to \$24,000
The majority of the existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3	Architectural	\$15,000 to \$25,000
If any wood floor remains in the south wing beneath the non-historic finishes (the wood floors in the central portion and north wing were removed during the 1948 renovation), repair the floors as needed. Avoid refinishing floors in historic areas if possible. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges should be carefully repaired.	3	Architectural	\$5,000 to \$10,000
Repair the tile floors and walls as needed in the bathrooms.	3	Architectural	\$3,000 to \$6,000
Undertake a comprehensive paint and finish analysis where historic materials exist for the building's interior and exterior surfaces.	3	Architectural	Analysis and Findings Report \$25,000 to \$50,000 does not include Abatement.



Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimney stacks. Repair as necessary. Use low-profile vented caps where caps are not present.	3	Architectural	\$3,000 to \$5,000
Add and maintain snow guards along perimeter of roof.	3	Architectural	Snow Guards \$ 5,000 Maintenance is part of the Facility Maintenance program.
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Remove abandoned masonry anchors as well.	3	Architectural	\$10,000
Restore the original parapets to the building.	3	Architectural	\$15,000 to \$20,000
A hatch cover should be designed for the exterior basement access that prevents the entry of water, but can be removed to provide access to the basement when necessary for maintenance purposes	3	Architectural	\$1,500 to \$2,500
Install period appropriate lighting (both site and security) that provides both safe access to the building and security after hours.	3	Architectural	\$50,000 – Exterior lighting only. Assumes existing services can support the additional loads / fixtures are home run.
Provide adequate utility lighting in the basement.	3	Architectural	\$2,500 assumes current system can support additional load.
Inspect the bell tower quarterly for hornet nests and monthly, during warm months, survey the exterior for mud dauber nests and wasp nests. In addition, implement a regular cleaning schedule to prevent the accumulation of dirt and debris in the bell tower.	3	Architectural	\$15,000 per year
Repair the bell tower wooden ladders as	3	Architectural	\$2,500 to \$5,000

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
required. Replace rotted wood in kind when necessary.			
Provide adequate utility lighting in the bell tower.	3	Architectural	\$1,500 assumes power is available within 50 lf.
Install new Power and Lighting	3	MEP	\$175,000.00
Priority 4			
Maintain the historic hinges on the east elevation from the Hope Fire Company doors as evidence of the evolution of the history of the building.	4	Architectural	\$1,500 to \$3,000
Consider installing contemporary compatible doors in the location of the Hope Fire Company doors (now windows), depending on the rehabilitation of the space.	4	Architectural	\$8,000 to \$12,000
There are currently foundation plantings around the west margin of the building; this practice should be discontinued. If plantings are desired, they should be kept at least 24" away from building.	4	Architectural	Trim, Remove and install plantings \$2,500 to \$5,000
Currently, the trees to the west of the courthouse scrape against the west elevation of the courthouse. The trees shall be trimmed back to prevent intersection with the building.	4	Architectural	Tree Pruning \$2,500 to \$5,000
Inspect all downspout outflow points around the perimeter of the house to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water.	4	Architectural	Downspouts, Inspection and Remedy with existing available materials - \$1,500 Video Inspection of Drainage lines - \$5,000 - \$10,000
Consider the reinstatement of historic fireplaces.	4	Architectural	\$25,000 to \$50,000 ea.
When removing built-up finishes retain small sampling areas in inconspicuous locations so that future investigators will have adequate remnant evidence for study as research methodologies change.	4	Architectural	\$1,500 to \$2,500

Renwick Courthouse			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
During rehabilitation of the space, consider installation of appropriate finishes which would complement the remaining historic fabric.	4	Architectural	See aforementioned
During the rehabilitation, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	4	Architectural	\$25,000 to \$50,000
Where possible, employ task lighting to minimize damage to the historic interior.	4	Architectural	\$10,000 to \$20,000
Consider reopening the gable end windows on the north and south elevations. Install historically compatible windows.	4	Architectural	\$2,500 to \$5,000
Repaint or walls with historically appropriate paint, following recommendations made in finish analysis.	4	Architectural	\$8,000 to \$16,000
Install discreet general signage for building information, exit, and orientation.	4	Architectural	\$5,000 to \$8,000
Repair as necessary the historic judge's bench and gated low wooden railing that separates the public space of the courtroom from the attorney space, as well as the benches.	4	Architectural	\$5,000 to \$10,000
Consider reopening the infilled portion of the double windows in the bell tower. Install historically compatible windows.	4	Architectural	\$8,000 to \$16,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
<i>Priority 1</i>			
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1	Architectural	See Report
Apply crack monitors to cracks in north foundation wall and monitor. Repair cracks according to recommendations in structural engineering report (included in this report). When structural repairs are completed, replace any damaged or missing brick units to match original, and repoint with mortar to match original in color, texture, aggregate size, density, and strength.	1	Architectural/ Structural	Install monitoring devices and Quarterly monitoring for a year - \$5,000 Replacement of Brick and repointing - \$ 5,000 to \$10,000
All visible interior finishes are non-historic. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1	Architectural	See Report
<i>Priority 2</i>			
Repair and repoint the masonry walls as necessary, with particular attention to areas of the wall that have received inappropriate Portland cement or caulk repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	2	Architectural/ Structural	Assume 50% of wall area \$40,000 to \$60,000
The historic threshold and steps the rear door are not ADA compliant (they are too tall), and likely cannot be made so. The main door currently has a wood ramp to provide wheelchair access to the building. That ramp is not ADA compliant. When the building undergoes rehabilitation, it is	2	Architectural	Design - \$10,000 to \$25,000 Demolition and Construction - \$25,000 to \$50,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
important that ADA access be provided at this entrance			
Repair the existing slate roof as required.	2		Demolition and New - \$12,000 to \$25,000
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present.	2	Architectural	\$3,000 to \$5,000
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location	2	Architectural	16oz Copper Gutters \$25 plf \$ 5,000 Downspouts \$18.50 vlf - \$3,500
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2	Architectural	\$750 to \$1,500
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer	2	Architectural	\$1,500 to 2,500
Install an appropriate lightning protection system, making sure to ground sufficiently away from the building.	2	Architectural	\$15,000 to \$20,000
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather.	2	Architectural	\$25,00 psf
After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer "non-repellant" liquids that are less toxic than the older repellent types, and this option is worthy of investigation.	2	Architectural	First Inspection and Treatment \$25,000, Quarterly inspection and treatment for 2 years \$ 20,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
The building interior is not ADA compliant (the ramp, doors, and entrance are not ADA compliant, the restrooms are not ADA compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate meeting locations for services provided in basement or second floor offices). When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided.	2	Architectural	Additive to rehabilitation project – Design \$25, 000 to \$50,000 Construction \$100,000 to \$ 250,000
Ensure that no water is directed into basement from gutter, downspouts, or the site.	2	Architectural	Inspection and reasonable redirection or diverter does not include regrading. \$2,500 - \$5000
Provide adequate basement ventilation to prevent moisture infiltration.	2	Architectural	Installation of thermostatically controlled fans and ducting \$ 5,000
The southeast corner room exhibits substantial efflorescence. The source appears to be site drainage. After site drainage is corrected, basement walls in impacted areas should be thoroughly dried out and then patched to patched surrounding wall, repointed with appropriate mortar and repainted.	2	Architectural	\$5,000 to \$10,000
The building systems can be replaced with a high efficiency VRF system. This would include a DOAS.	2	MEP	\$150,000.00
If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2	MEP	\$10,000.00
The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.	2	MEP	\$100,000.00.
Conduct masonry repairs on the north exterior wall to stitch together masonry	2	Structural	\$15,000 to \$20,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
along cracks, use salvaged brick to the extent possible, and provide additional brick matching in color and strength as needed. Use mortar matching existing in color and composition.			
Repoint / rebuild segmental arch brick lintels at east façade. Use mortar matching existing in color and composition.	2	Structural	\$25,000 to \$35,000
Repoint open joints at stone flat lintel bearings.	2	Structural	\$5,000- \$10,000
Priority 3			
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated.	3	Architectural	Design - \$25,000 to \$50,000 Construction - \$75,000 to \$100,000
As needed, clean eaves and cornice of dirt, mold, and other biological growth.	3	Architectural	\$2,500 to \$5,000
As needed, scrape and paint eaves and cornice. Replace rotted wood in kind when necessary. See below for wood rehabilitation procedures.	3	Architectural	\$12,000 to \$20,000
Clean all existing wood windows with fungicide designed to kill black mold. As necessary, scrape and paint the building's double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as necessary. Replace rotted wood in kind when necessary. Replace any cracked, broken, or missing glazing. Remove all deteriorated glazing compound and install new glazing compound. Refer to wood rehabilitation procedures below.	3	Architectural	\$15,000 to \$25,000
As needed, scrape and paint the building's double hung wood windows, including sash, trim, and sills. Avoid defacement of wood profiles. Re-hang weights as	3	Architectural	\$15,000 to \$25,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
necessary. Replace rotted wood in kind when necessary. Remove all deteriorated glazing compound and install new glazing compound. Refer below for wood rehabilitation procedures.			
Remove window unit air conditioners (in coordination with the installation of a new MEP system), as the presence of them is permitting moisture to infiltrate the building, and their presence is damaging the historic wood sash.	3	Architectural	\$2,500 to \$5,000
Check windows and hardware for operability. Repair or replace sash cords and pulls as required. Provide new sash weights as necessary.	3	Architectural	\$5,000 to \$10,000
Provide historically compatible locking and lifting hardware on interior. Remove inappropriate modern locks.	3	Architectural	\$2,500 to \$5,000
Repair the metal security grates on the east elevation (paint protects the iron). Minor paint failure may be addressed by cleaning, priming and repainting. Severe deterioration may require paint removal and rust remediation prior to recoating.	3	Architectural	\$2,500 to \$5,000
If interior storms are not installed, apply UV film to glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.	3	Architectural	\$5,000 to \$10,000
The historic exterior doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3	Architectural	\$10,000 to \$15,000
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks	3	Architectural	\$5,000 to \$10,000
Install discreet general signage for building information, exit, and orientation.	3	Architectural	\$5,000 to \$8,000
Existing ceilings in the office areas of the basement are non-historic suspended	3	Architectural	\$5,000 to \$10,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
acoustic ceiling tiles. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials.			
The outermost existing first floor walls are a gypsum wall board clad with non-historic imitation wood paneling. In the rehabilitation, consider removal of these non-historic wall claddings to reveal the historic wall surfaces beneath. When doing so, as necessary, repair plaster walls. Anchor any loose plaster and cut out patches with plaster that has lost its key. Prime and patch as required.	3	Architectural	\$15,000 to \$25,000
If historic wall materials are revealed during rehabilitation, as required, clean, scrape and paint historic wood moldings including chair rails, picture rails, cornices, trim, wainscoting and bases. Replace rotted wood in kind as necessary.	3	Architectural	\$8,000 to \$12,000
Repaint walls with historically appropriate paint, as appropriate.	3	Architectural	\$10,000 to \$25,000
Install modern, discreet, low profile switch plates and outlet covers.	3	Architectural	\$2,500 to \$5,000
Existing floors are carpeted. In the areas where we were able to remove carpeting, we were not able to reveal any historic flooring materials. However, during rehabilitation, if historic floor materials are revealed, they should be retained and preserved. Avoid refinishing floors in historic areas. Clean, lightly sand only as necessary, and oil floorboards instead. Areas of termite damage and/or splintering edges, if encountered, should be carefully repaired.	3	Architectural	\$5,000 to \$10,000
The existing stairs are non-historic with turned balusters, turned newel posts, and carpeted treads. During rehabilitation, removal of the stair is encouraged to return the space to its original single-volume, two-story appearance.	3	Architectural	\$12,000 to \$25,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
The existing first floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. Since the second floor is a non-historic insertion, there are no historic ceiling light fixtures to be revealed. During rehabilitation, if the second floor is retained, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3	Architectural	\$9,500 to \$15,000
Existing ceilings throughout the second floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the second floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials.	3	Architectural	\$20,000 to \$40,000
Existing ceilings throughout the second floor are non-historic suspended acoustic ceiling tiles. When rehabilitating the second floor, if these spaces are to be occupied, consider the use of more historically appropriate materials. (Removal of the second floor and the return of the space to its presence as a single-volume, double-story space should be strongly considered.) Since the entire second floor is a non-historic insertion, there are no historic materials in the first floor ceilings above the suspended acoustic ceilings. If the second floor is retained in the rehabilitation, consider the use of more historically-appropriate ceiling materials. <i>(Priority 3)</i>	3	Architectural	\$10,000 to \$20,000

Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
The existing second floor floors are non-historic insertions and are carpeted. If the decision is made to retain these floors, a floor covering that reinforces the historic character of the rest of the building should be selected.	3	Architectural	\$5,000 to \$10,000
The existing second floor light fixtures are non-historic dropped or surface-mounted ballasted fluorescent light fixtures. During rehabilitation, if the second floor is retained, if, during removal of the existing ceiling, any historic lighting fixtures are discovered, or any physical evidence suggesting specific historic lighting fixtures is revealed, that fixture should be retained or new fixtures installed to replicate them. If no historic light fixtures are revealed, install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3	Architectural	\$10,000 to \$25,000
Add and maintain snow guards along perimeter of roof.	3	Architectural	Snow Guards \$ 5,000 Maintenance is part of the Facility Maintenance program.
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchor at rear of building.	3	Architectural	\$10,000
Provide adequate, historically compatible lighting in the office areas (if those uses are retained), and provide utility lighting in storage areas (if those are retained).	3	Architectural	Assumes existing system can support \$13,000 to \$25,000
Where possible, employ task lighting to minimize damage to the historic interior.	3	Architectural	\$10,000 to \$15,000
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor framing to determine its load capacity. Perform wood species identification to provide material properties to be used in this analysis.	3	Structural	Investigation, Analysis report - \$20,000 to \$40,000



Wallace Library			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
Priority 4			
There are currently foundation plantings around the north and east margins of building; this practice should be discontinued. If plantings are desired, they should be kept at least 24" away from building.	4	Architectural	Trim, Remove and Install plantings - \$2,500 to \$5,000
Inspect all downspout outflow points around the perimeter of the building to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the building, verifying operative condition and free flow of runoff water.	4	Architectural	Downspouts, Inspection and Remedy with existing available materials - \$1,500 Video Inspection of Drainage lines - \$5,000 - \$10,000
Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities	4	Architectural	Stabilization, Protection and Maintenance - \$6,000 to \$12,000
Implement a maintenance program to service/inspect the storm and sanitary lines for blockages with focus on the effect of seasonal debris.	4	Architectural	Initial inspection (video) \$25,000 Quarterly Service and Inspection - \$5,000 per quarter.
Monitor exterior walls for new cracking and deterioration since previous repointing.	4	Structural	\$1,500 per Quarter

Old Jail			
Recommendation	Priority (1, 2, 3, or 4)	Discipline	Cost Estimation
Priority 1			
Every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible.	1	Architectural	See Report
All visible interior finishes are historic, though a great many historic floors and floor finishes (including the floor finished	1	Architectural	\$800,000 to \$1.4M



of the second floor jail cells), wall and ceiling finishes (including the second floor jail cell enclosures and iron bars and gates and the historic plaster on the perimeter walls and ceilings throughout the jail) and windows (all) were removed. If, during the course of rehabilitation, any historic surfaces or materials are discovered, every effort should be made to retain historic building fabric, which provides evidence of early conditions and changes, and to treat it as gently as possible. Restoration of these floor, wall, and ceiling finishes is strongly encouraged in the rehabilitation. While restoration of the jail cells themselves is unlikely, it is strongly recommended that at least the layout of the cells be marked in the flooring of the second floor. This construction should be removed and a new design executed for the rehabilitation.			
Remove loose and spalling concrete around windows in cast-in-place concrete portion of the building to prevent concrete falling and potentially harming pedestrians.	1	Structural	\$5,000 to \$10,000
Remove loose and spalling concrete at one-story south extension above first floor slab to prevent concrete falling and potentially harming pedestrians.	1	Structural	\$3,000 to \$6,000
Priority 2			
The historic threshold and steps at all entrances to the jail are not ADA compliant (they are too tall), and likely cannot be made so. When the building undergoes rehabilitation, it is important that ADA access be provided at the west elevation. The east elevation, at the alley (a story below the west elevation entrance) is too high above the alley to be made accessible, and it is unlikely that the lower level would be inhabitable. Because much of the building is concrete, it will be difficult to make some of the existing hallways wide enough to be fully ADA compliant, and the absence of an elevator	2	Architectural	Design - \$10,000 to \$25,000 Demolition and Construction - \$50,000 to \$150,000

will be another challenge regarding ADA access.			
Replace existing membrane roof, which appears to be approaching the end of its expected life, with a new membrane roof. The roof on the concrete portion is flat and is surrounded by a parapet on each of its levels, so it is not visible from a public right of way. The roof of the CMU portion slopes to the alley and is not visible	2	Architectural	\$10,000 to \$25,000
When roof is repaired or replaced, replace downspouts with six-inch diameter round, metal downspouts, in appropriate number, spacing, and location.	2	Architectural	Downspouts \$15.00 vlf - \$3,500
Apply gutter top screening, or install lightweight outdoor polyether filter foam designed to completely cover gutter top, to prevent leaves from collecting in gutter.	2	Architectural	\$750 to \$1,500
Install black polyether filter foam specifically designed to fit six-inch diameter half-round gutter (Suggested product: Gutter Stuff) using bead of clear silicone sealant on eave side of gutter as recommended by foam manufacturer.	2	Architectural	\$1,500 to \$2,500
Install an appropriate lightning protection system, making sure to ground sufficiently away from the building.	2	Architectural	\$20,000 to \$30,000
As needed, patch and repair concrete (and in the case of the addition, CMU) walls. Patch as necessary with mortar to match original in color, texture, aggregate size, and strength. In locations where rebar has become exposed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch.	2	Architectural/ Structural	\$20,000 to \$30,000
At the alley elevation, where the stone foundation is located, repoint stone and as necessary with mortar to match original in color, texture, aggregate size, and strength. In limited locations, some stone (a freestone) appears to be delaminating in places. Those locations should be examined carefully, and the decision made to repair either by Dutchman or by consolidation (see stone repair guidelines, below). Both repair techniques will be	2	Architectural/ Structural	\$15,000 to \$25,000

visible to a certain extent, and the decision should be made about the appropriate course of repair in each specific instance.			
As needed, repair and repoint the brick foundation walls as necessary, with particular attention to areas of the walls that have received inappropriate Portland cement repairs over time and where the mortar is pocked and crumbling. Use appropriate lime-based mortar and match existing joint work. Test mortar to determine proper composition, strength, color, and texture. Incompatible mortar to be removed and replaced with appropriate mortar.	2	Architectural/ Structural	\$12,000 to \$20,000
Existing windows are non-historic simulated six-over-six vinyl windows with interior-applied muntins. The windows, intended to be temporary window coverings, were added either during or at the end of the abandoned attempt to renovate the jail. The window units are in poor condition: many of the windows do not seal properly, do not operate, are condensing badly, and due to their construction, cannot be repaired. They must be replaced in entirety. We propose replacement of all windows with metal-clad wood-frame windows to match the originals used in the jail.	2	Architectural	\$30,000 to \$40,000
After performing needed foundation repairs, begin a regular program of soil poisoning to eliminate the danger of termite infestation. Recognizing that some would prefer less toxic means of termite control than ground poisoning, there are safer “non-repellant” liquids that are less toxic than the older repellent types, and this option is worthy of investigation.	2	Architectural	First Inspection and Treatment \$25,000, Quarterly inspection and treatment for 2 years \$ 20,000
The building interior is not ADA compliant (the doors and entrances are not ADA compliant, the restrooms are not ADA compliant, there is no elevator allowing access to either basement or second floor, and no accessible spaces on the first floor that are available as alternate	2	Architectural	Additive to rehabilitation project – Design \$25, 000 to \$50,000 Construction \$100,000 to \$

meeting locations for services provided in basement or second floor offices. When the building is rehabilitated, it is important that it be made accessible, and when not possible to make it accessible, that alternate facilities be provided.			250,000
Add interior storm windows designed to absorb the maximum amount of ultraviolet light. The storms should be removable or include sliding panels, so that sashes can be opened in good weather.	2	Architectural	\$25.00 psf
Where possible, employ task lighting to minimize damage to the historic interior.	2	Architectural	\$5,000 to \$10,000
Ensure that no water is directed into cellar from gutter, downspouts, or site.	2	Architectural	Inspection and Reasonable Redirection or diversion does not including regrading \$2,500 - \$5,000
Provide adequate cellar ventilation to prevent moisture infiltration.	2	Architectural	Installation of Thermostatically controlled fans and ducting \$5,000
The basement floors are poured concrete, the only exception being an area that at one point houses a shower and toilet enclosure. The toilet and shower enclosure should be removed. The floor, which is in poor condition, receive a new topping course of concrete.	2	Architectural	\$10,000 to \$20,000
1 st Floor Ceilings - Existing ceilings in earliest portion of the jail (the poured concrete portion) are clad in gypsum board, dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, the small concrete southern addition, has a painted concrete ceiling. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the floors above (all historic materials were removed from this portion of the building as a part of an unfinished renovation).	2	Architectural	\$12,000 to \$25,000

Where existing concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the areas around. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail.			
Existing walls in earliest portion of the jail (the poured concrete portion) are concrete and are now painted, the paint dating to a renovation of the space to house the City of Fredericksburg Police, bicycle patrol division. The second addition, has painted concrete walls. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. Limited portions were clad with gypsum board, but most areas were left incomplete (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building that was partially furred-out, the incomplete framing should be removed, and the CMU walls should be retained, repaired as necessary, and painted to match the areas around.	2	Architectural	\$20,000 to \$30,000
1 st Floor existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. The second addition, the small concrete southern addition, also retains its concrete floor. The third addition, the CMU portion of the building, as a result of an	2	Architectural	\$8,000 to \$15,000

<p>unfinished renovation, had its floor removed, and the floor presently consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum.</p>			
<p>In the poured concrete portion of the building, an original concrete stair connects the first and second floors (but does not access the basement). This stair should be retained and preserved, with concrete patched with concrete to match the original in color, texture, aggregate size, and strength. Most of the original plaster has been removed from the stair hall, and new wall and ceiling plaster to match the original (likely Keene's cement) applied to match the original, and painted. A new handrail (or augmentation applied to the existing handrail) to meet current code, though the existing stair will likely be able to be retained.</p>	2	Architectural	\$5,000 to \$8,000
<p>In the CMU portion of the jail, whatever the original stair that originally connected the first and second floors (but not the basement) was removed, and a new wood-frame stair partially constructed. The new wood-frame stair, unfinished, fails to meet code in several respects, and will be required to be replaced. The new stair</p>	2	Architectural	\$12,000 to \$25,000

should be designed to reinforce the historic character of the space, and meet current building codes.			
2 nd Floor existing ceilings in earliest portion of the jail (the poured concrete portion) are concrete, though the finished surface, a plaster (likely Keene's cement) was removed during the incomplete renovation of the space. There is apparent spalling, cracking, and water damage, though it is unclear if the damage is active or has been addressed and this is simply a remnant. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has no ceiling, and the ceiling presently consists of the exposed joists of the roof structure above (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete ceilings remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and painted to match the surrounding areas. In the portion of the building with gypsum board ceilings, they should be retained, repaired as necessary, and painted to match the areas around. In the CMU portion of the jail, new gypsum board ceilings should be installed to match those in other portions of the jail.	2	Architectural	\$15,000 to \$25,000
2 nd Floor existing walls in earliest portion of the jail (the poured concrete portion) are concrete but the historic finish, a plaster (likely Keene's cement) was removed in the incomplete renovation. The underlying concrete is in poor condition, and exhibits cracking, spalling, and water damage, though it is difficult to tell if it is active or dates to an earlier period. The third addition, the CMU portion of the building, as a result of an unfinished renovation, has exterior walls that were furred-out with 2" x 4" studs and insulated with rolled insulation. The	2	Architectural	\$25,000 to \$35,000

majority of the walls were left incomplete (all historic materials were removed from this portion of the building as a part of the unfinished renovation). Where existing concrete walls remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, finished with a hard plaster to resemble Keene's cement, and painted to match the surrounding areas. A shower area remains in this portion of the second floor; some tile remains, as well as its historic iron-bar door; this should be retained, the door repaired by removing the rust, painting with a rust inhibitor / primer, and painting a historically-appropriate color. In the portion of the building that was partially furred-out, the incomplete framing (such as the incomplete east-west stud wall) should be removed, and the CMU walls should be retained, repaired as necessary, and painted to match the areas around.			
An opening between the CMU and poured concrete portions of the jail and was created at the landing of the concrete stair. The opening has no lintel, and requires the insertion of a lintel in order to become a safe and stable opening (see structural recommendations).	2	Architectural	\$5,000 to \$8,000
Existing floors in earliest portion of the jail (the poured concrete portion) are poured concrete, and are original. Eight jail cells (each containing a toilet and sink) were removed during the incomplete renovation. The scars from the bars remain in the floor of this portion of the jail. When a new floor is installed in this portion of the building (such as a stained / epoxy finish applied to the concrete) we strongly recommend marking the pattern of the jail cells to allow their former presence to be interpreted. The third addition, the CMU portion of the building, as a result of an unfinished renovation, had its floor removed, and the floor presently	2	Architectural	\$20,000 to \$30,000

consists of the exposed plywood (all historic materials were removed from this portion of the building as a part of an unfinished renovation). Where existing concrete floors remain, they should be retained, patched as necessary with concrete to match the original in color, texture, aggregate size, and strength, and, if desired, painted to match the surrounding areas. In the CMU portion of the jail, a new floor should be installed to complement those in other portions of the jail. The type of floor will depend upon the structural load that this floor can bear, and the ultimate use selected for this space. Since the historic materials were so thoroughly removed from this space, it is difficult to ascertain the original material used; framing would suggest that it was either wood or a wood subfloor clad with linoleum			
The building HVAC system will be a high efficiency VRF system. This would include a DOAS. The basement is not included.	2	MEP	\$150,000.00
If the building is renovated, all plumbing fixtures should be replaced with 2005 EPA compliant fixtures.	2	MEP	\$10,000.00
The main service and power distribution should be replaced. Lighting systems should also be replaced as described above.	2	MEP	\$100,000.00
At northwest corner of building, remove settled concrete slab. Compact soil below and fill with crushed stone as required. Pour new section of slab on grade to be level with adjacent sections.	2	Structural	\$5,000 to \$8,000
At one-story south extension above first floor slab, contract licensed structural engineer to perform probe investigation and determine construction of joint and function of embedded steel perimeter elements. Repairs to be determined per investigation.	2	Structural	Investigation and Analysis \$ 15,000 to \$25,000
Repoint open joints and cracks in chimney. Use mortar matching existing in color and composition.	2	Structural	\$8,000 to \$12,000
At bulging stone retaining wall at southeast	2	Structural	Investigation and

corner, contract licensed structural engineer to determine construction of wall and perform structural analysis. Structural repair scope could consist of disassembling and rebuilding wall with improved drainage or installing walers with anchors into soil behind wall.			Analysis \$ 15,000 to \$25,000 Reconstruction - \$8,000 to 12,000
In basement of central portion of building, where no lintel exists above opening in brick partition, provide new steel angle lintels (one per wythe of brick).	2	Structural	\$2,500 to \$4,500
In basement of northern CMU portion of building, infill all abandoned MEP openings in southern brick wall. Perform masonry repairs along the diagonal crack with compatible mortar. Monitor repair for any signs of new movement or crack formation.	2	Structural	\$2,500 to \$5,000
At first floor concrete beams and slabs, where reinforcement has corroded and concrete has spalled, clean reinforcement, paint reinforcement with rust inhibitor, apply bonding agent and repair concrete with trowel-on patching mortar.	2	Structural	\$2,500 to \$5,000
At northern CMU addition, install mid-span bridging between joists at first floor, second floor, and roof framing.	2	Structural	\$2,500 to \$5,000
Once proposed future use has been determined, contract licensed structural engineer to perform structural analysis of the existing floor structure to determine its load capacity. Without original drawings for the cast-in-place concrete portion of the building, non-destructive testing and materials testing will likely be required to determine reinforcement and function of first floor walls in supporting the second floor slab. Perform wood species identification to provide material properties to be used in this analysis.	2	Structural	Investigation and Analysis \$ 15,000 to \$25,000
<i>Priority 3</i>			
Accessibility for persons with disabilities is an ethical imperative for the Renwick Courthouse, Wallace Library, and Jail. Make site handicap accessible: This work	3	Architectural	Design - \$25,000 to \$50,000 Construction - \$75,000 to

can be accomplished using hard, level paving materials where appropriate, and in landscaped areas, through the use of permeable paving methods so that no new storm runoff is generated			\$100,000
As needed, clean concrete (and in the case of the addition, CMU) parapet. Patch as necessary with mortar to match original in color, texture, aggregate size, and density.	3	Architectural	\$5,000 to \$10,000
Upon completion of repairs to exterior walls, the walls should be painted. While arguably the walls were not originally painted, surviving photographs suggest that the walls have been painted since a time within the period of significance for the historic district. (While the poured concrete central section of the jail was not likely originally painted, the CMU addition appears to have always, or long, painted.) The selection of an appropriate paint type and color would allow for an easier visual linking of the various portions of the jail, as well as an easier maintenance regimen. Removal of paint is certainly possible, though it is likely that paint was used to cover various repairs, and the removal of paint would necessitate the potential addressing of the visual impact of past repairs.	3	Architectural	\$8,000 to \$15,000 excludes in Lead base paint abatement
Where historic bars remain on jail windows, they should be retained and preserved. The metal should be cleaned of rust (including where mounted into the masonry), a rust inhibitor / primer applied, and painted in an appropriate color. Where rust jacking has occurred where bars are attached to the masonry walls, the walls should be patched and repairs using the procedures described above.	3	Architectural	\$10,000 to \$20,000
The historic exterior jail doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing.	3	Architectural	\$10,000 to \$20,000
As necessary, clean, scrape, and paint metal	3	Architectural	\$5,000 to \$8,000

doors and trim. Consolidate and fill missing or damaged areas. Avoid any defacement of profiles.			
Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks.	3	Architectural	\$4,000 to \$8,000
If not installing interior storms with UV glazing, consider applying UV film to existing glazing. Consider solar shading options such as MechoShade Systems or period window coverings to protect interiors from excessive UV damage.	3	Architectural	\$3,000 to \$6,000
Provide historically compatible locking and lifting hardware.	3	Architectural	\$2,500 to \$5,000
Within the spaces currently used by the City of Fredericksburg Police Department, non-historic utility lighting has been installed. There is no permanent lighting in the rest of the first floor. During rehabilitation, remove non-historic lighting and install discrete, recessed ceiling fixtures or historically appropriate wall sconces.	3	Architectural	\$6,000 to \$12,000
There are no existing ceilings in the basement of the Jail. The ceilings are simply to underside of the floor joists above. In the storage area, there are no ceiling materials. When rehabilitating the basement, if these spaces are to be occupied, consider the use of more historically appropriate materials. However, it is more likely that these spaces will simply be used for storage and building equipment after rehabilitation.	3	Architectural	\$8,000 to \$15,000
The basement walls consist of concrete, brick, and CMU; most of the surfaces have been painted, and the paint is peeling. If the space is not to be occupied, loose paint should be removed, and the wall left. There are several non-historic unclad frame walls partially constructed in the basement; unless there is some need to partition storage space in the basement, these framed walls should be removed. The walls are in poor condition, and require extensive repointing.	3	Architectural	\$20,000 to \$25,000

Repaint with historically appropriate paint, as appropriate.	3	Architectural	\$25,000 to \$40,000
Install modern, discreet, low profile switch plates and outlet covers.	3	Architectural	\$2,500 to \$5,000
Existing interior doors are smooth, non-historic panel doors with accompanying non-historic hardware. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3	Architectural	\$12,000 to \$18,000
There are no other doors (other than the historic iron bar shower door) on the second floor of the jail. During rehabilitation, the installation of new doors that reinforce the historic character of the space is encouraged.	3	Architectural	\$10,000 to \$15,000
Verify that unused chimneys are capped and that caps are performing properly to prevent unwanted moisture from entering chimneystacks. Repair as necessary. Use low-profile vented caps where caps are not present.	3	Architectural	\$3,000 to \$5,000
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary. Also, remove abandoned masonry anchors from walls in all locations. When anchors are removed, sand any remaining metal to remove rust, apply rust inhibitor / primer, and patch.	3	Architectural	\$10,000
Provide adequate utility lighting in storage areas of the basement.	3	Architectural	\$2,500 assumes current system can support additional load.
In the only portion of the first floor of the jail that was not renovated or altered, two historic jail cells remain. The jail cells retain their historic iron bars, some plumbing fixtures, and some wall plaster (likely Keene's cement). These features should remain in place, and be interpreted as an important part of the history of the jail. This is the only portion of the jail that has not been altered. The remaining graffiti on the cell walls should be retained and preserved in place. In the cell that has had its plaster (Keane's cement) removed, it	3	Architectural	\$10,000 to \$15,000

should be replaced and finished to resemble its historic appearance. Remaining plumbing fixtures should be retained.			
The only remaining historic doors on the first floor are the two iron bar doors to the two remaining jail cells. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color.	3	Architectural	\$5,000 to \$8,000
The only remaining historic door on the second floor is the single iron bar doors to the shower. The iron bars should be cleaned of rust, painted with a rust inhibitor / primer, and painted an appropriate color.	3	Architectural	\$5,000 to \$8,000
In basement of one-story southern extension, remove all wet and moldy boxes of papers and other stored items.	3	Structural	\$2,500
Priority 4			
There are currently no foundation plantings around the building; this practice should be continued. If plantings are desired, they should be kept at least 24" away from building.	4	Architectural	Landscaping \$2,500 to \$5,000
Inspect all downspout outflow points around the perimeter of the jail to verify at that water is directed an adequate distance from the building's foundations. Inspect the drainage lines that lead away from the house, verifying operative condition and free flow of runoff water.	4	Architectural	Downspouts, Inspection and Remedy with existing available materials - \$1,500 Video Inspection of Drainage lines - \$5,000 - \$10,000
Take appropriate actions to protect on-site archaeological resources. Before any ground disturbance, contractor should coordinate all site work with all appropriate review authorities.	4	Architectural	Stabilization, Protection and Maintenance - \$6,000 to \$12,000
The basement space should be utilized for storage, not occupation.	4	Architectural	See aforementioned to make ready.
Within the basement are stored a number of architectural elements, including sinks, doors, and windows; it is unclear where these elements originated. They may or	4	Architectural	Reconditioning of items before repurposing - \$10,000 to \$15,000

may not be related to the Renwick Courthouse, the Wallace Library, or the Jail. If they are related, they may prove to be useful during the rehabilitation; however, they may simply have been stored in the space			
Install discreet general signage for building information, exit, and orientation.	4	Architectural	\$5,000 to \$8,000
In the first floor portion of the jail used by the police, new, non-historic protection bars have been added to some windows. These may be removed in the rehabilitation.	4	Architectural	\$1,500 to \$2,500

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Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1.1 Site									
1	Concrete walkways			✓					
2	Brick walkways			✓					
3	Brick steps	✓							
4	Asphalt paving, including parking			✓					
6	Trees				✓		✓		
7	Shrubs			✓					
8	Lawns and groundcover	✓							
9	Site lighting				✓				
10	Storm drains				✓		✓		
11	Handrails			✓					
12	Fences - metal				✓				
13	East and west areas at first floor doors	✓		✓					
1.2 Foundation									
1	Brick foundation walls			✓					

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
2	Slab on grade			✓	✓				
3	Wildlife/Insect Inspection		✓		✓				
	1.3 Structural System								
1	Brick bearing walls				✓				
2	Wood framed interior bearing walls					✓			
3	Wood roof framing system					✓			
4	Wood roof sheathing					✓			
5	Wood ceiling framing system					✓			
6	Wood floor framing system					✓			
7	Wood floor sheathing					✓			
8	Concrete columns				✓				
9	Steel reinforcing					✓			
	1.4 Building Envelope: Exterior Walls								
1	Stucco					✓			
2	Concrete steps					✓			

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
4	Wood eaves, fascia and cornice					✓			
5	Exterior paint -- porches and window frames				✓		✓		
	1.5 Building Envelope: Roofing								
1	Metal roofing					✓			
2	Gutters				✓		✓		
3	Downspouts	✓ winter				✓	✓		
4	Perimeter drainage system				✓		✓		
5	Chimneys					✓	✓		
6	Attic vents				✓		✓		
	1.6 Building Envelope: Windows and Doors								
1	Wood windows								
2	Wood window sills			✓		✓			
3	Wood door sills				✓				

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
4	Wood doors, frames and hardware				✓				
	1.7 Interior Finishes								
1	Plaster ceilings				✓				
2	Plaster walls				✓				
3	Wall paper				✓				
4	Wood wainscoting					✓			
5	Wood trim					✓			
6	Wood flooring					✓			
7	Concrete flooring					✓			
8	Window coverings					✓			
9	Wood stairs and wood railings		✓			✓			
10	Metal railings		✓						
11	Wood casework			✓		✓			
12	Interior paint and/or clear finishes					✓			
13	Interior glazing - interior storms					✓			
						Re-paint every 5 years			

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
14	Basement doors and windows					✓			
15	Windows (interior surfaces)					✓			
1.8 Architectural Features									
1	Exterior stoop, stairs and landings					✓			
2	Porches					✓			
3	Fireplaces					✓			
2.1 Mechanical Systems									
1	Water heaters				✓				
2	Furnace			✓					
3	Metal ductwork			✓		✓			
4	Registers			✓					
5	Air handling units				✓				
6	Condenser units			✓					
7	Exhaust fans			✓					

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
8	Plumbing waste and vent piping and fittings			✓					
9	Plumbing supply piping and fittings					✓			
10	Plumbing fixtures					✓			
11	Utilities (water, heating, sewer, etc.)	✓				✓			
	3.1 Electrical Systems								
	Electrical service entrance					✓			
1	Main switchgear					✓			
2	Distribution panels					✓			
3	Interior incandescent light fixtures					✓			
4	Exterior light fixtures	✓							
5	Electrical outlets					✓			
	4.1 Life / Safety								
1	Fire extinguishers				✓				
2	Fire alarm system				✓				

Renwick Courthouse
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
3	Smoke detection systems				✓				
4	Panic hardware				✓				
5	Lead paint					✓			
6	Security alarm system					✓			
7	Elevator					✓			

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Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1.1 Site									
1	Concrete walkways			✓					
2	Concrete steps	✓							
3	Asphalt paving, including parking			✓					
4	Trees				✓		✓		
5	Shrubs			✓					
6	Lawns and groundcover	✓							
7	Site lighting				✓				
8	Storm drains				✓		✓		
9	Handrails			✓					
1.2 Foundation									
1	Brick foundation walls			✓					
2	Stone Foundation Walls			✓					
3	Concrete Foundation Walls			✓					
4	Slab on grade			✓	✓				

Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
5	Wildlife/Insect Inspection		✓		✓				
	1.3 Structural System								
1	Brick bearing walls				✓				
2	Concrete bearing walls					✓			
3	CMU bearing walls					✓			
4	Concrete roof slab					✓			
5	Concrete ceiling slab					✓			
6	Concrete floor slab					✓			
7	Wood framed interior bearing walls					✓			
8	Wood roof framing system					✓			
9	Wood roof sheathing					✓			
10	Wood ceiling framing system					✓			
11	Wood floor framing system					✓			
12	Wood floor sheathing					✓			
	1.4 Building Envelope: Exterior Walls								



Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1	Brick masonry Look for surface salts, failing mortar, damaged bricks					✓			
2	Stone Masonry Look for surface salts, failing mortar, damaged stone					✓			
3	CMU Look for surface salts, failing mortar, damaged CMU					✓			
4	Poured Concrete Check for moisture damage, spalling and exposed reinforcement, cracking, bulging								
5	Concrete parapet and decoration Check for moisture damage, spalling and exposed reinforcement, cracking, bulging				✓		✓		
6	Exterior paint Visually inspect for flaking, blistering, weathering					✓ Re-paint every 5 years			
1.5 Building Envelope: Roofing									
1	Membrane Roof Inspect for punctures, ponding, and secure flashing joints				✓		✓		
2	Gutters Look for debris, corrosion, holes, faulty connections	✓ winter				✓	✓		
3	Downspouts Check for clogs, leaks, proper distance of discharge from bldg				✓		✓		
4	Perimeter drainage system Ensure proper installation and function					✓	✓		
5	Chimney Inspect for structural stability, capping				✓		✓		
1.6 Building Envelope: Windows and Doors									

Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1	Wood windows			✓		✓			
2	Wood window sills				✓				
3	Wood door sills				✓				
4	Wood doors, frames and hardware				✓				
5	Metal door sills				✓				
6	Metal doors, frames and hardware				✓				
7	Window Bars			✓					
	1.7 Interior Finishes								
1	If gypsum board ceilings are chosen				✓				
2	If ACT ceilings are chosen				✓				
2	If gypsum board walls are chosen				✓				
3	If wood trim is chosen				✓				
4	If wood flooring is chosen				✓				
5	If VCT flooring is chosen				✓				

Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
5	If tile flooring is chosen				✓				
5	Concrete flooring					✓			
6	Concrete walls				✓				
7	Concrete ceiling				✓				
8	CMU walls				✓				
9	Window coverings		✓			✓			
10	Wood stairs and railings			✓		✓			
11	Concrete stairs					✓			
12	Interior paint and/or clear finishes					✓	Re-paint every 5 years		
13	Interior glazing - interior storms					✓			
14	Windows (interior surfaces)		✓			✓			
15	Interior window bars					✓			
1.8 Architectural Features									
1	Exterior stoop, stairs and landings					✓			

Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
	2.1 Mechanical Systems								
1	Water heaters			✓					
2	Furnace			✓		✓			
3	Metal ductwork			✓					
4	Registers				✓				
5	Air handling units			✓					
6	Condenser units			✓					
7	Exhaust fans			✓					
8	Plumbing waste and vent piping and fittings					✓			
9	Plumbing supply piping and fittings					✓			
10	Plumbing fixtures	✓				✓			
11	Utilities (water, heating, sewer, etc.)					✓			
	3.1 Electrical Systems								
1	Electrical service entrance					✓			

Old Jail
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
2	Main switchgear					✓			
3	Distribution panels					✓			
4	Interior incandescent light fixtures	✓							
5	Exterior light fixtures					✓			
6	Electrical outlets					✓			
	4.1 Life / Safety								
1	Fire extinguishers				✓				
2	Fire alarm system				✓				
3	Smoke detection systems				✓				
4	Panic hardware					✓			
5	Lead paint					✓			
6	Security alarm system					✓			
7	Elevator					✓			

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Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1.1 Site									
1	Concrete walkways			✓					
2	Concrete steps			✓					
3	Asphalt paving, including parking			✓					
4	Trees				✓		✓		
5	Shrubs			✓					
6	Lawns and groundcover	✓							
7	Site lighting				✓				
8	Storm drains				✓		✓		
9	Handrails			✓					
10	East and west areas at basement doors	✓		✓					
1.2 Foundation									
1	Brick foundation walls			✓					
2	Wildlife/Insect Inspection		✓		✓				

Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
1.3 Structural System									
1	Brick bearing walls				✓				
2	Wood framed interior bearing walls					✓			
3	Wood roof framing system					✓			
4	Wood roof sheathing					✓			
5	Wood ceiling framing system					✓			
6	Wood floor framing system					✓			
7	Wood floor sheathing					✓			
1.4 Building Envelope: Exterior Walls									
1	Brick masonry					✓			
2	Wood clapboards					✓			
3	Concrete steps					✓			
4	Wood Steps and Ramp								
5	Porch wood ceilings					✓			
6	Wood eaves, fascia and cornice				✓		✓		



Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
6	Exterior paint -- porches and window frames					✓ Re-paint every 5 years			
	1.5 Building Envelope: Roofing								
1	Slate roofing				✓		✓		
2	Gutters	✓ winter				✓	✓		
3	Downspouts				✓		✓		
4	Perimeter drainage system					✓	✓		
5	Brick chimney				✓		✓		
6	Attic vents		✓						
	1.6 Building Envelope: Windows and Doors								
1	Wood windows			✓		✓			
2	Wood window sills				✓				
3	Wood door sills				✓				
4	Wood doors, frames and hardware				✓				

Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
5	Metal window security grates					✓			
1.7 Interior Finishes	*Note: Rehabilitation finishes have not been selected								
1	If plaster ceilings are chosen				✓				
2	If ACT ceilings are chosen				✓				
3	If gypsum board ceilings are chosen				✓				
4	If plaster walls are chosen				✓				
5	If wall paper is chosen					✓			
6	If wood wainscoting is chosen					✓			
7	If wood trim is chosen					✓			
8	If wood flooring is chosen					✓			
9	If carpet flooring is chosen					✓			
10	If tile flooring is chosen					✓			
11	If VCT flooring is chosen				✓				
12	Concrete flooring (basement)					✓			

Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
13	Window coverings		✓			✓			
14	Wood stairs and railings (if two-story volume is not reinstated)			✓		✓			
15	Wood casework					✓			
16	Interior paint and/or clear finishes					✓ Re-paint every 5 years			
17	Interior glazing -- interior storms					✓			
18	Basement doors and windows					✓			
19	Windows (interior surfaces)		✓			✓			
	1.8 Architectural Features								
1	Exterior stoop, stairs and landings					✓			
2	Porches					✓			
	2.1 Mechanical Systems								
1	Water heaters			✓					

Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
2	Furnace			✓		✓			
3	Metal ductwork			✓					
4	Registers				✓				
5	Air handling units			✓					
6	Condenser units			✓					
7	Exhaust fans			✓					
8	Plumbing waste and vent piping and fittings					✓			
9	Plumbing supply piping and fittings					✓			
10	Plumbing fixtures	✓				✓			
11	Utilities (water, heating, sewer, etc.)					✓			
	3.1 Electrical Systems								
1	Electrical service entrance					✓			
2	Main switchgear					✓			
3	Distribution panels					✓			
4	Interior incandescent light fixtures	✓							

Wallace Library
Fredericksburg, VA
Maintenance Checklist

Item	Task	Weekly	Monthly	Quarterly	Semiannually	Annually	After Storm	Acceptable	Not Acceptable
5	Exterior light fixtures	Visually inspect, replace lamps, check connections				✓			
6	Electrical outlets	Inspect for damage, secure plate connection				✓			
	4.1 Life / Safety								
1	Fire extinguishers	Test proper operation			✓				
2	Fire alarm system	Test proper operation			✓				
3	Smoke detection systems	Test proper operation			✓				
4	Panic hardware	Check operation and compliance with existing codes				✓			
5	Lead paint	Prevent flaking, excessive dust, exposure to children				✓			
6	Security alarm system	Ensure regular inspection by a qualified professional				✓			
7	Elevator	Ensure regular inspection by a qualified professional				✓			

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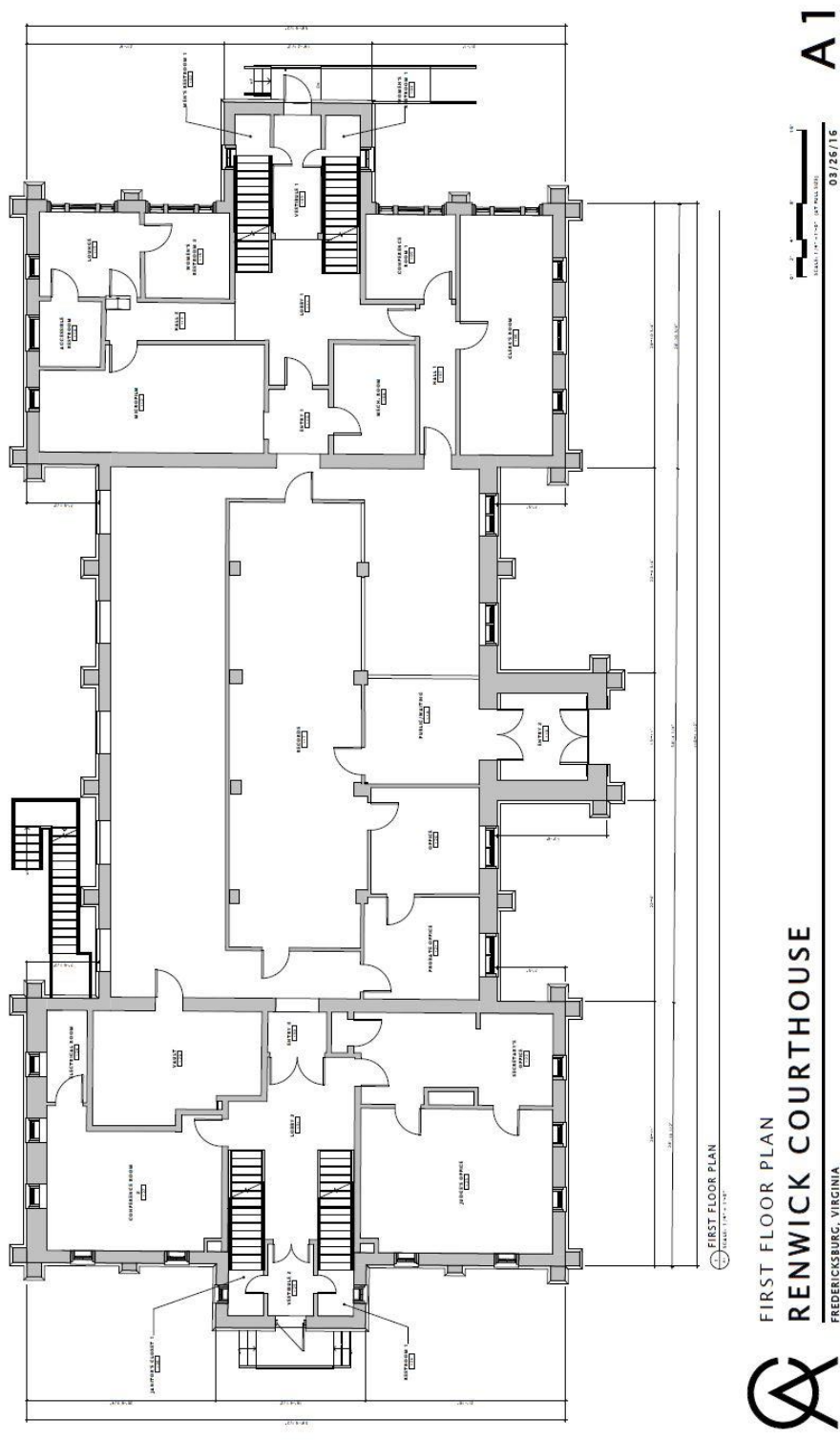


Figure 1: Renwick Courthouse, First Floor Plan.

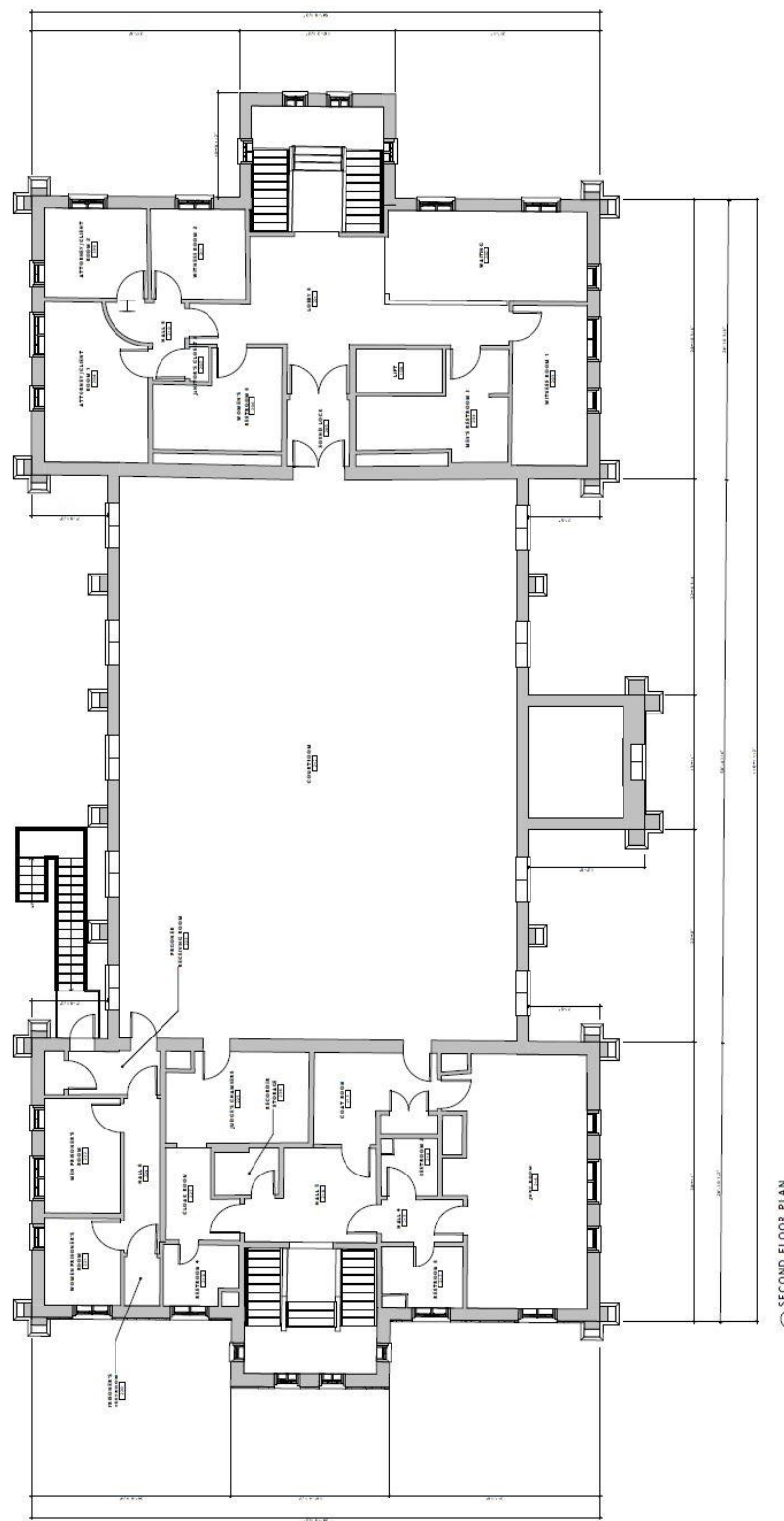


Figure 2: Renwick Courthouse, Second Floor Plan.

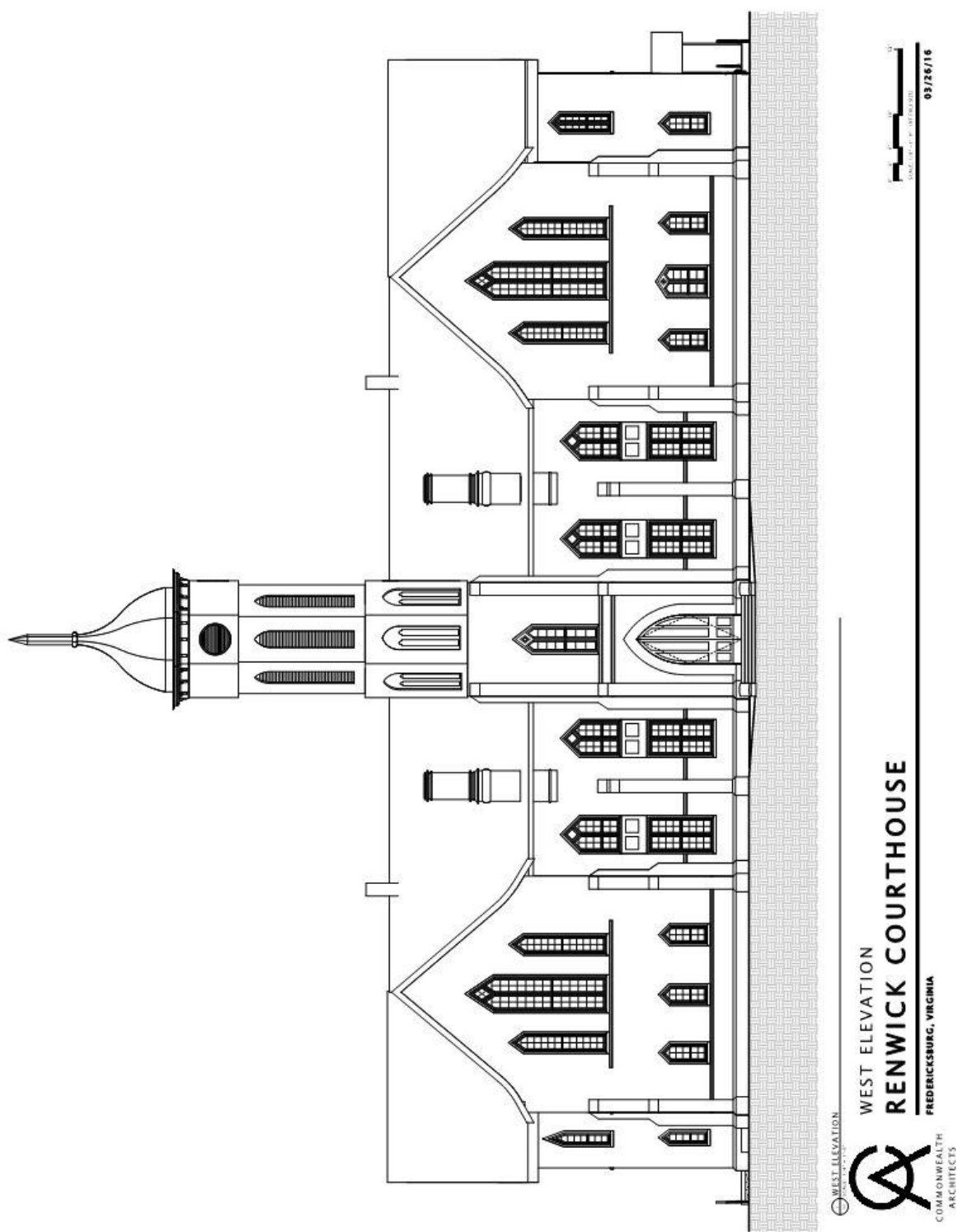


Figure 3: Renwick Courthouse, West Elevation.

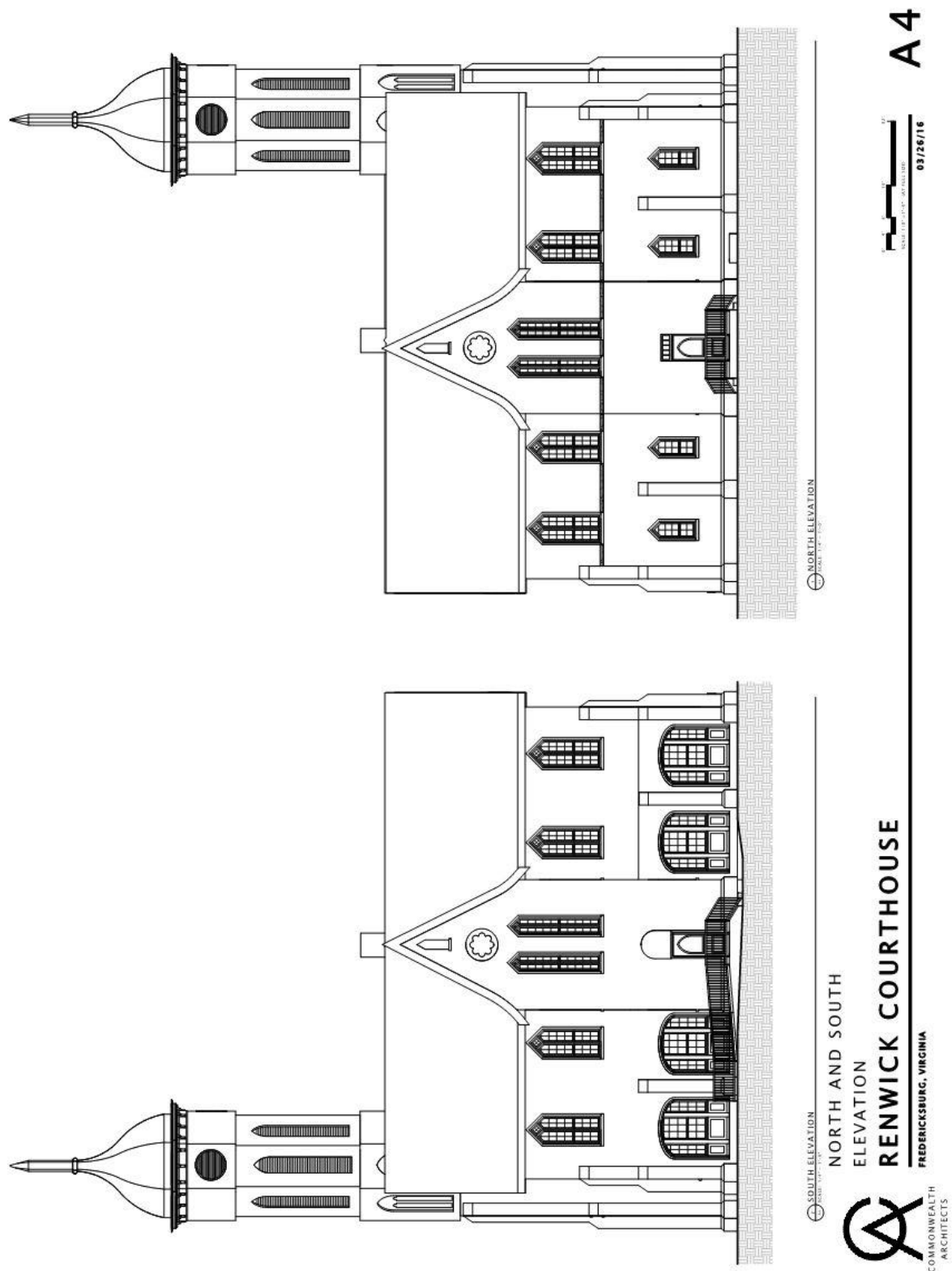


Figure 4: Renwick Courthouse, North and South Elevations.

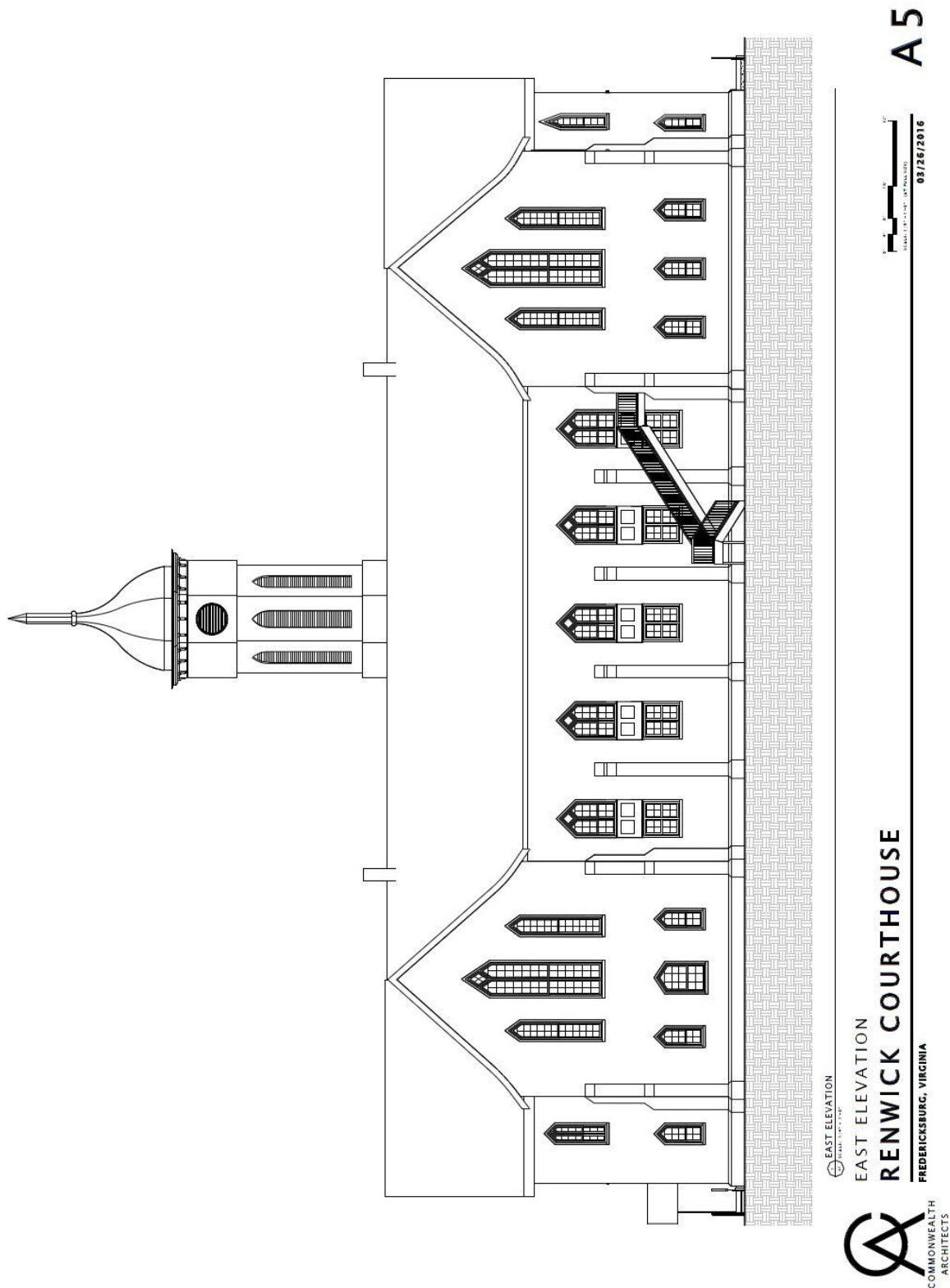


Figure 5: Renwick Courthouse, East Elevation.

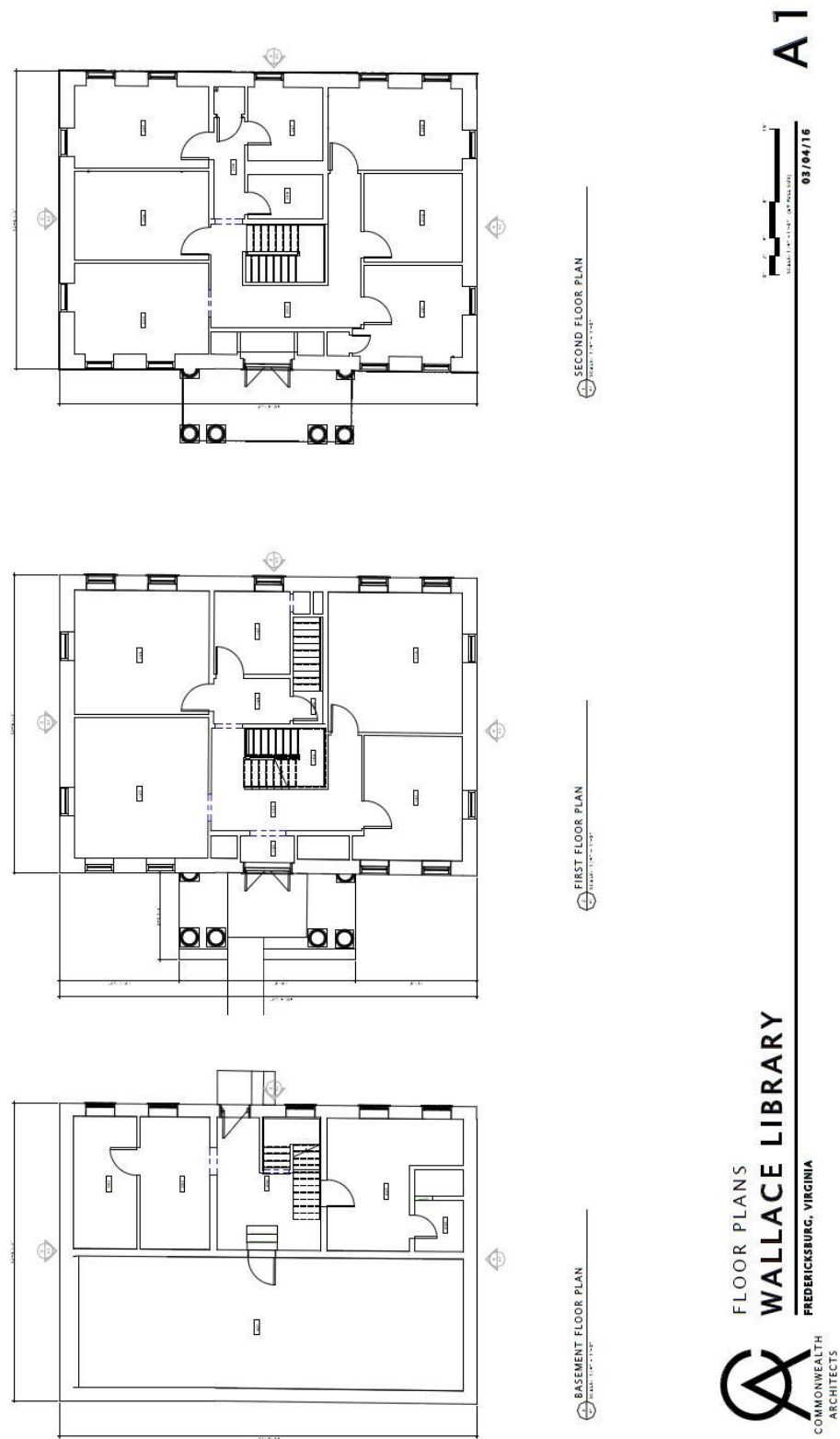
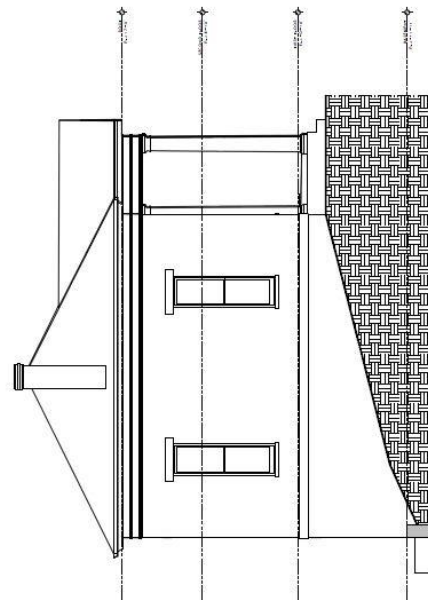
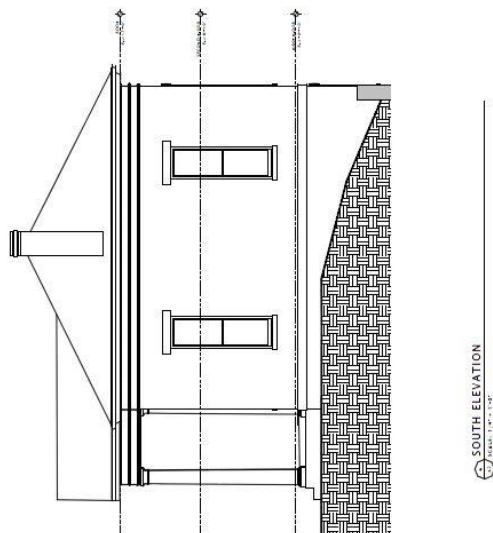
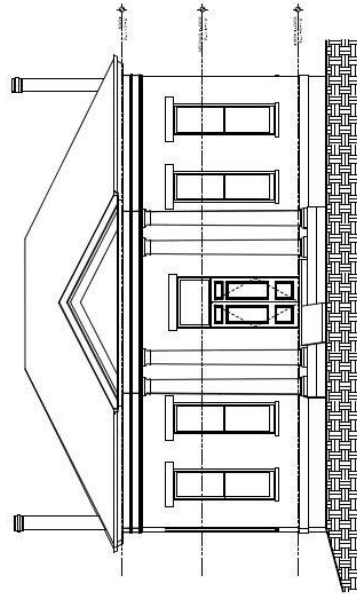
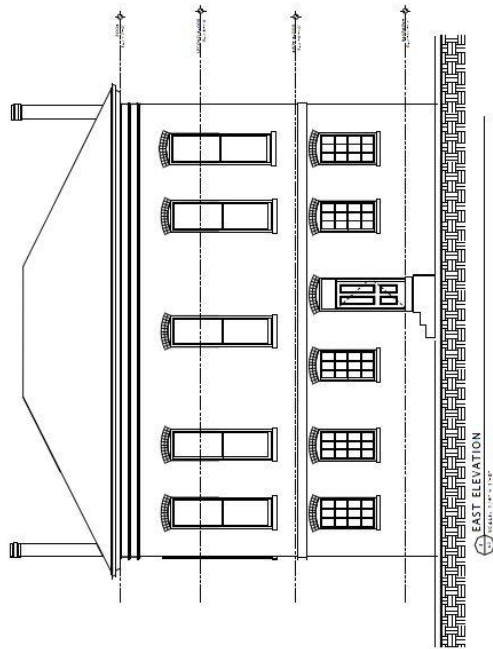


Figure 6: Wallace Library, Floor Plans.



ELEVATIONS
WALLACE LIBRARY
FREDERICKSBURG, VIRGINIA



A2

Figure 7: Wallace Library, Elevations.



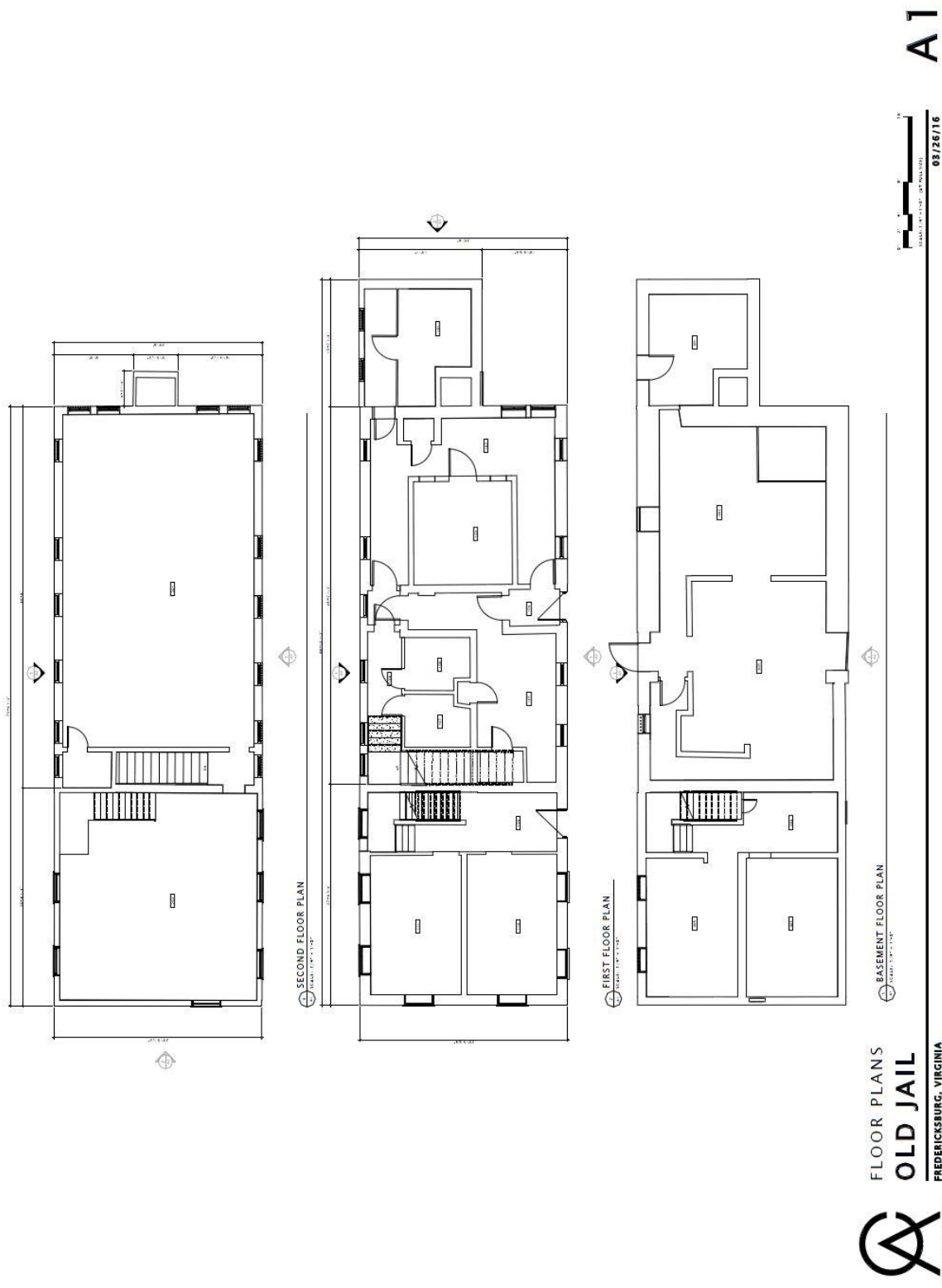
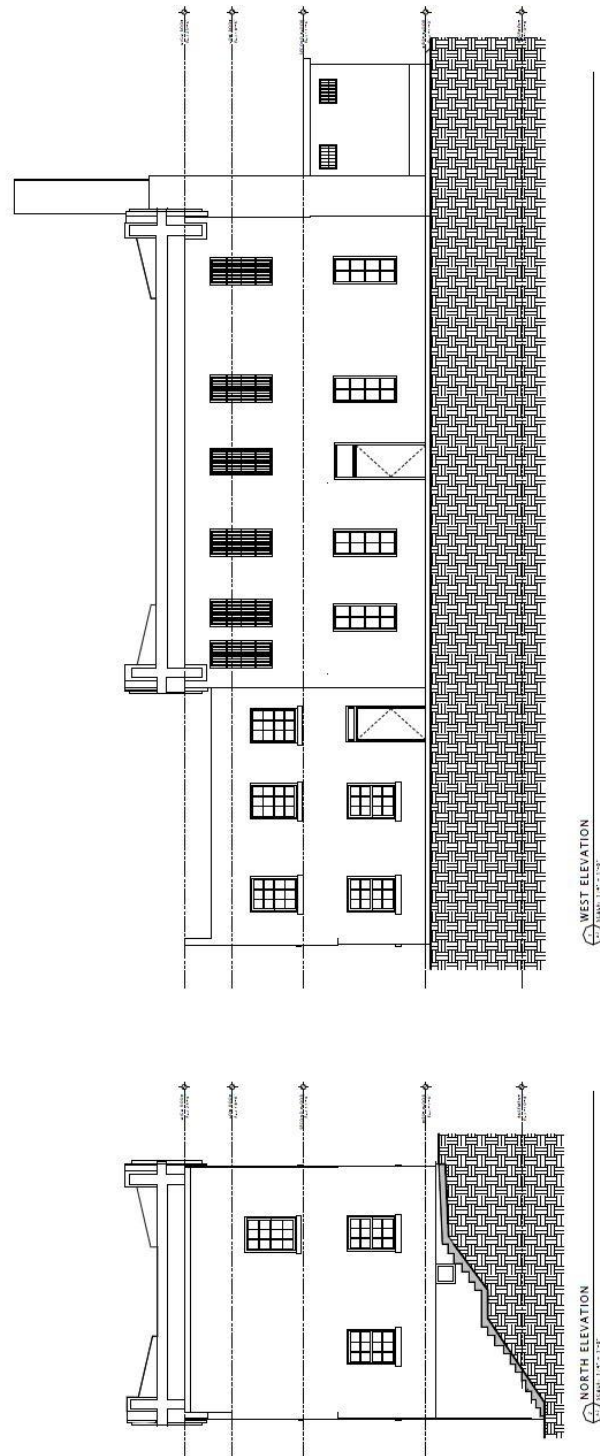


Figure 8: Old Jail, Floor Plans.



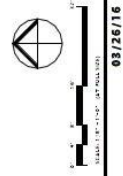
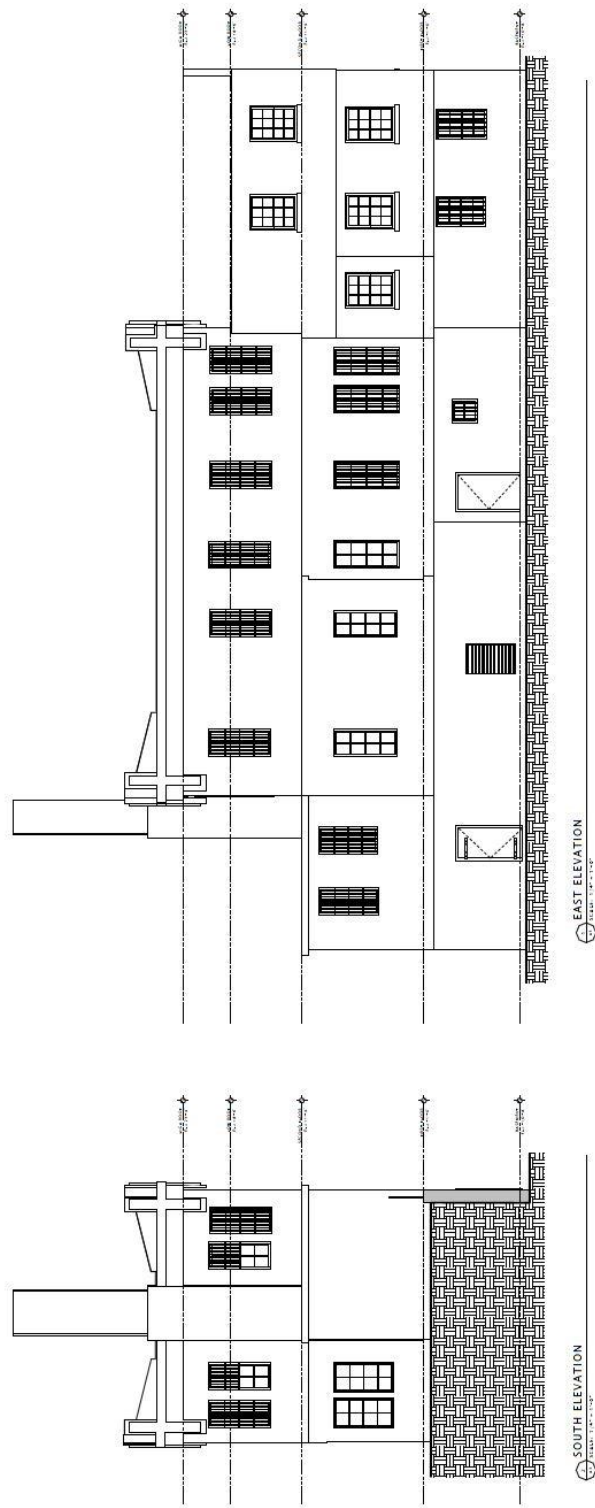
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ELEVATIONS
OLD JAIL
FREDERICKSBURG, VIRGINIA
COMMONWEALTH
ARCHITECTS

Figure 9: Old Jail, Elevations.





A3

ELEVATIONS
OLD JAIL
 FREDERICKSBURG, VIRGINIA
 COMMONWEALTH
 ARCHITECTS

Figure 10: Old Jail, Elevations.



Appendix 2:
Historic Images



Figure 1: Fredericksburg Courthouse, Edwin Forbes, sketch of west and south elevations, 1862.
Courtesy Library of Congress.



Figure 2: Fredericksburg Courthouse and Old Jail, Alexander Gardner, stereograph of south and west elevations, 1864. Courtesy Library of Congress.

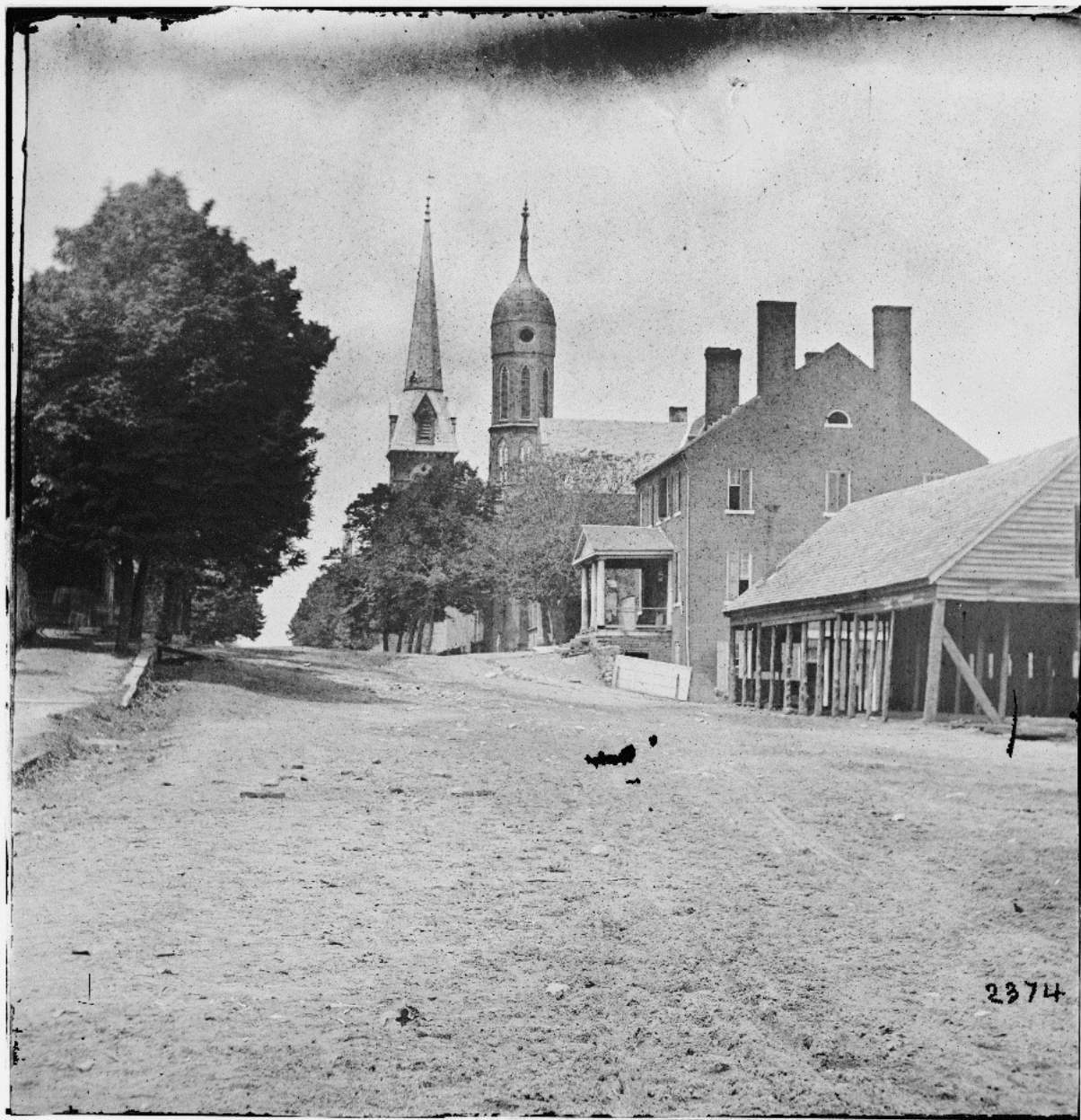


Figure 3: Fredericksburg Courthouse, Alexander Gardner, photograph looking north along Princess Anne Street, 1864. Courtesy Library of Congress.



Figure 4: Fredericksburg Panorama, Matthew Brady, photograph of Fredericksburg, view northwest, 1864. Courtesy National Archives.



Figure 5: Fredericksburg Panorama cropped, Matthew Brady, photograph of Fredericksburg, view northwest, 1864. Courtesy National Archives. Note the Renwick Courthouse, left of center.



Figure 6: Fredericksburg Panorama cropped, Matthew Brady, photograph of Fredericksburg, view northwest, 1864. Courtesy National Archives. Note the Renwick Courthouse, left of center.



Figure 7: Fredericksburg Courthouse, photograph of north elevation taken from steeple of St. George's Episcopal Church, 1881. Courtesy Historic Fredericksburg Foundation.



Figure 8: Fredericksburg Courthouse, circa early 20th century. Source, unknown. Located through eBay.



The City Court House and Clerk's Office.
(See page 142)

Figure 9: Fredericksburg Courthouse and Old Jail, S. J. Quinn, *The History of the City of Fredericksburg Virginia*, pg. 23. Photograph looking south along Princess Anne Street, ca. 1908. Courtesy Library of Congress.



Figure 10: Fredericksburg Courthouse, Old Jail, and Wallace Library. Photograph looking south along Princess Anne Street, ca. early 20th Century. Courtesy Central Rappahannock Heritage Center.



Figure 11: Fredericksburg Courthouse, photograph of west elevation, 1937. Sue Gordon. *Works Progress Administration of Virginia Historical Inventory*. Courtesy Library of Virginia.



Figure 12: Fredericksburg Courthouse, Old Jail, and Wallace Library, photograph looking southeast, 1937. Sue Gordon. *Works Progress Administration of Virginia Historical Inventory*. Courtesy Library of Virginia.



Figure 13: Fredericksburg Courthouse, view looking east in the historic courtroom just prior to division into two floors, 1948. Courtesy Central Rappahannock Heritage Center.



**The “Wallace Library,” now near its completion. The building and library a donation by the late Capt. C. Wistar Wallace.
(See page 145)**

Figure 14: Wallace Library, S. J. Quinn, *The History of the City of Fredericksburg Virginia*, pg. 142.
Photograph looking southeast, ca. 1908. Courtesy Library of Congress.

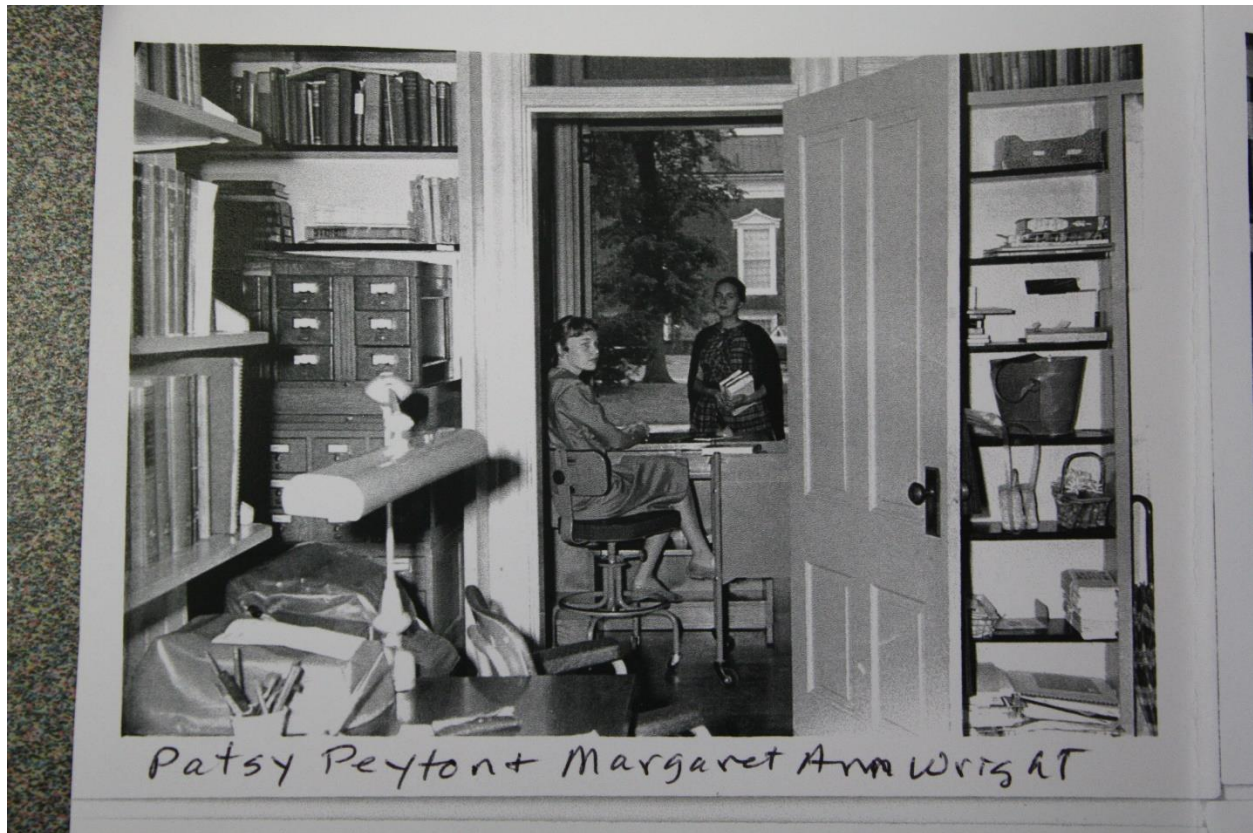


Figure 15: Wallace Library, interior, view to west, 1958. Courtesy Fredericksburg Library.

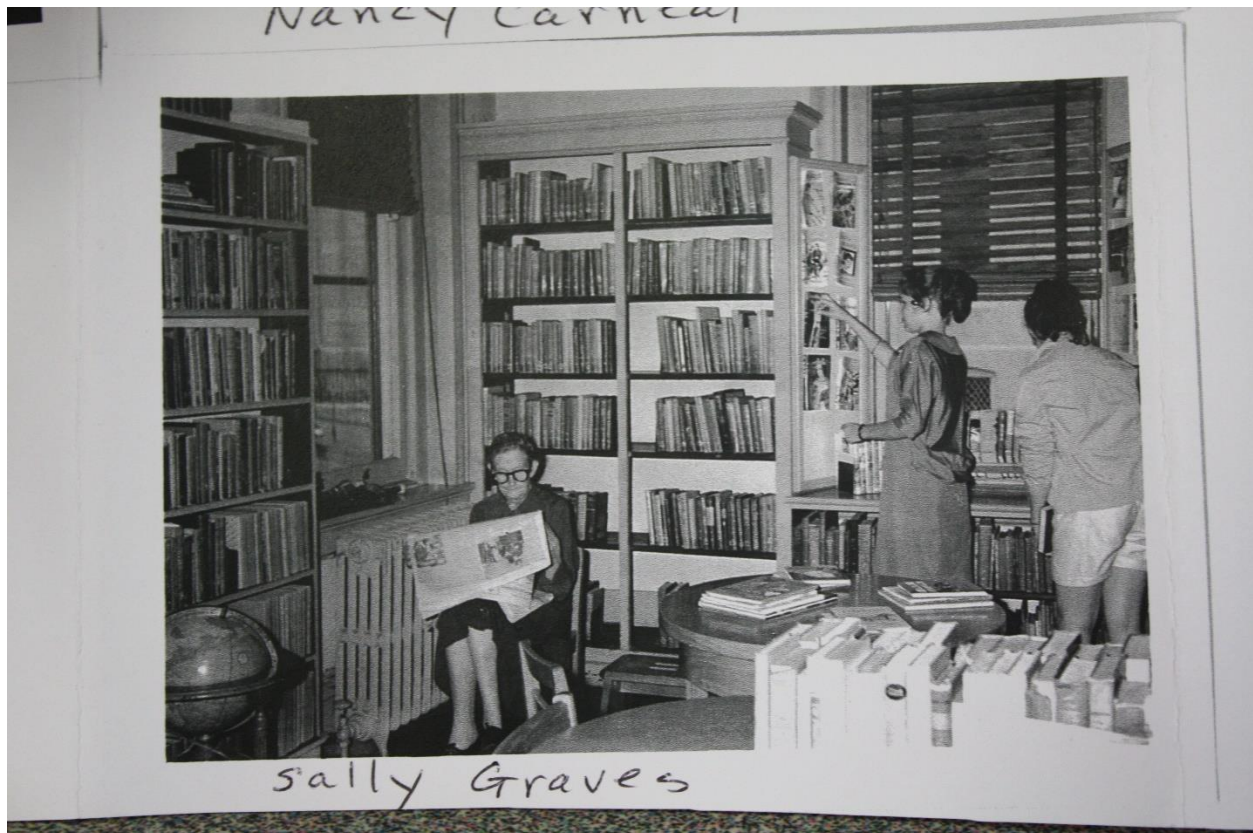


Figure 16: Wallace Library, interior, 1958. Courtesy Fredericksburg Library.

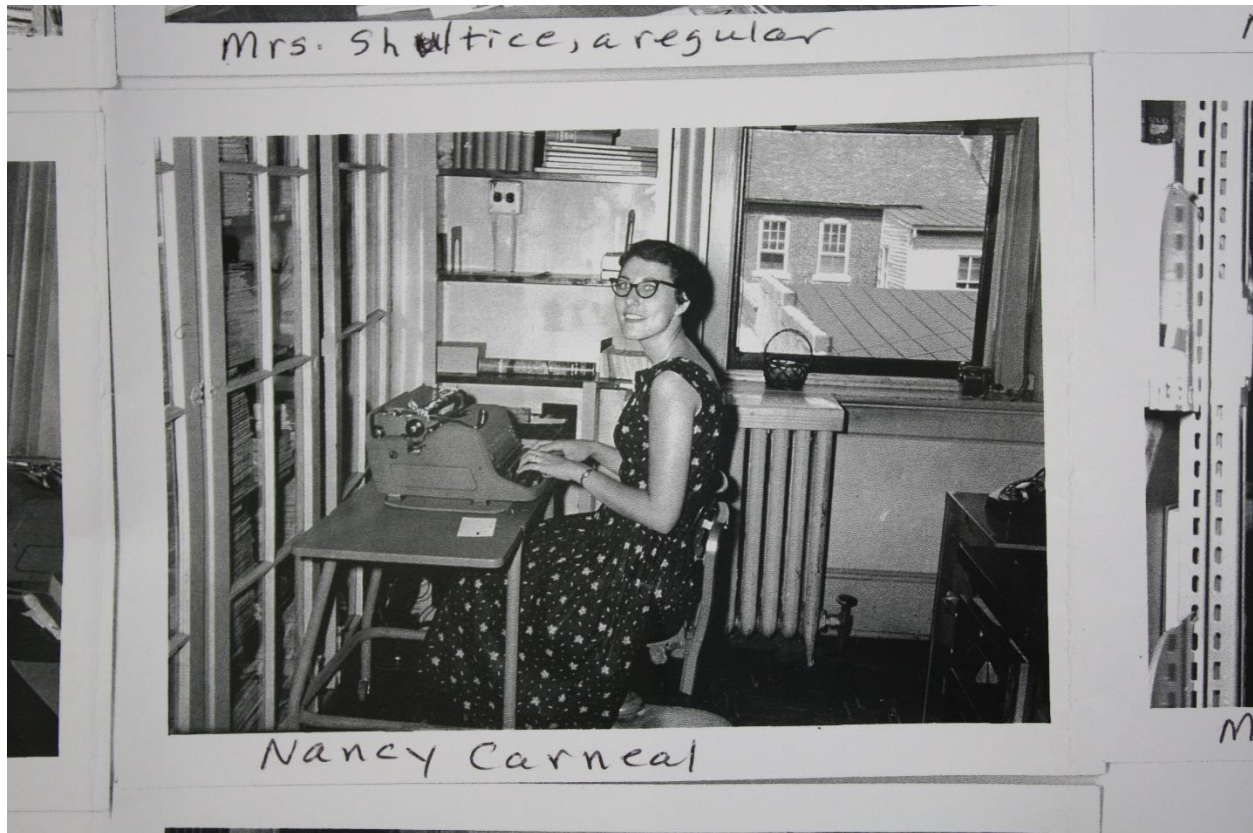


Figure 17: Wallace Library, interior, 1958. Courtesy Fredericksburg Library.



Figure 18: Wallace Library and the Courthouse in rear. Photograph looking east ca. 1960. Courtesy Fredericksburg Police Department.



Figure 19: Fredericksburg Courthouse and Jail, photograph of north elevation taken from steeple of St. George's Episcopal Church, 1881. Courtesy Historic Fredericksburg Foundation.

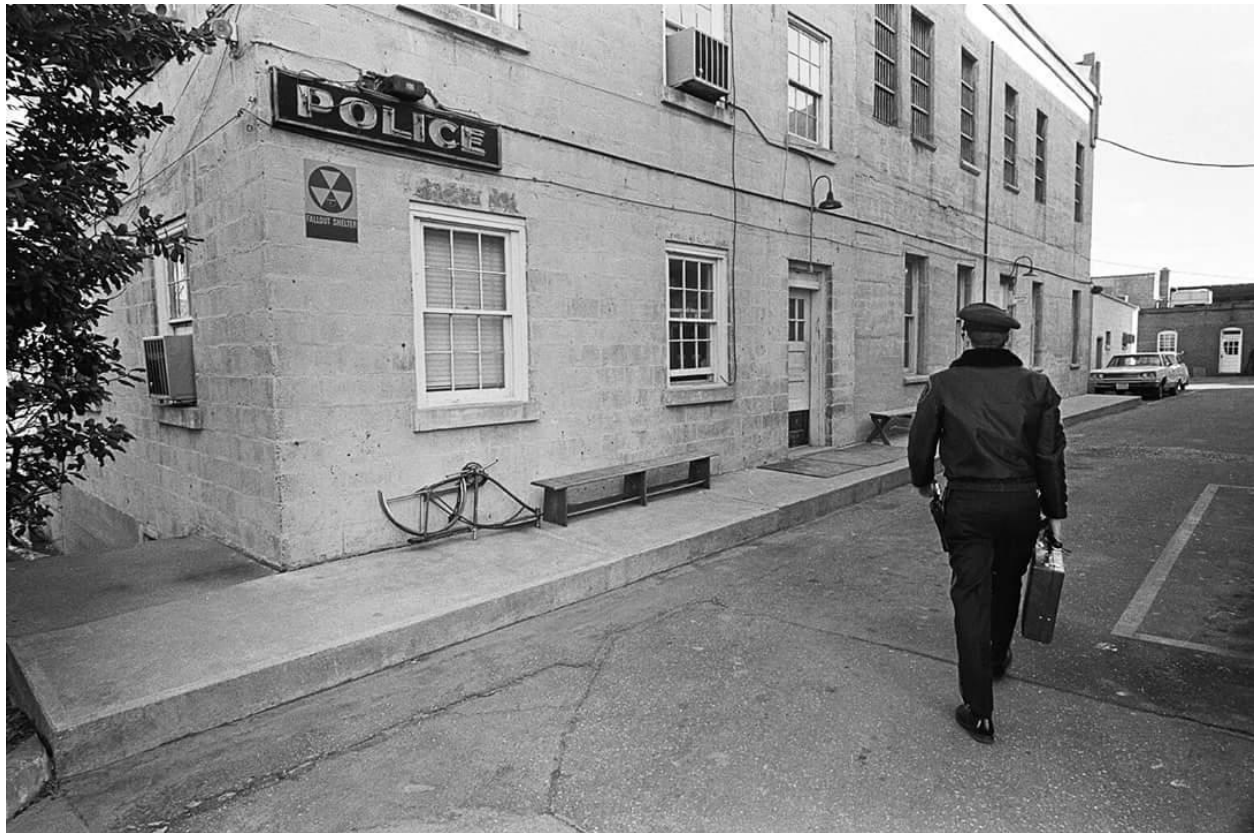
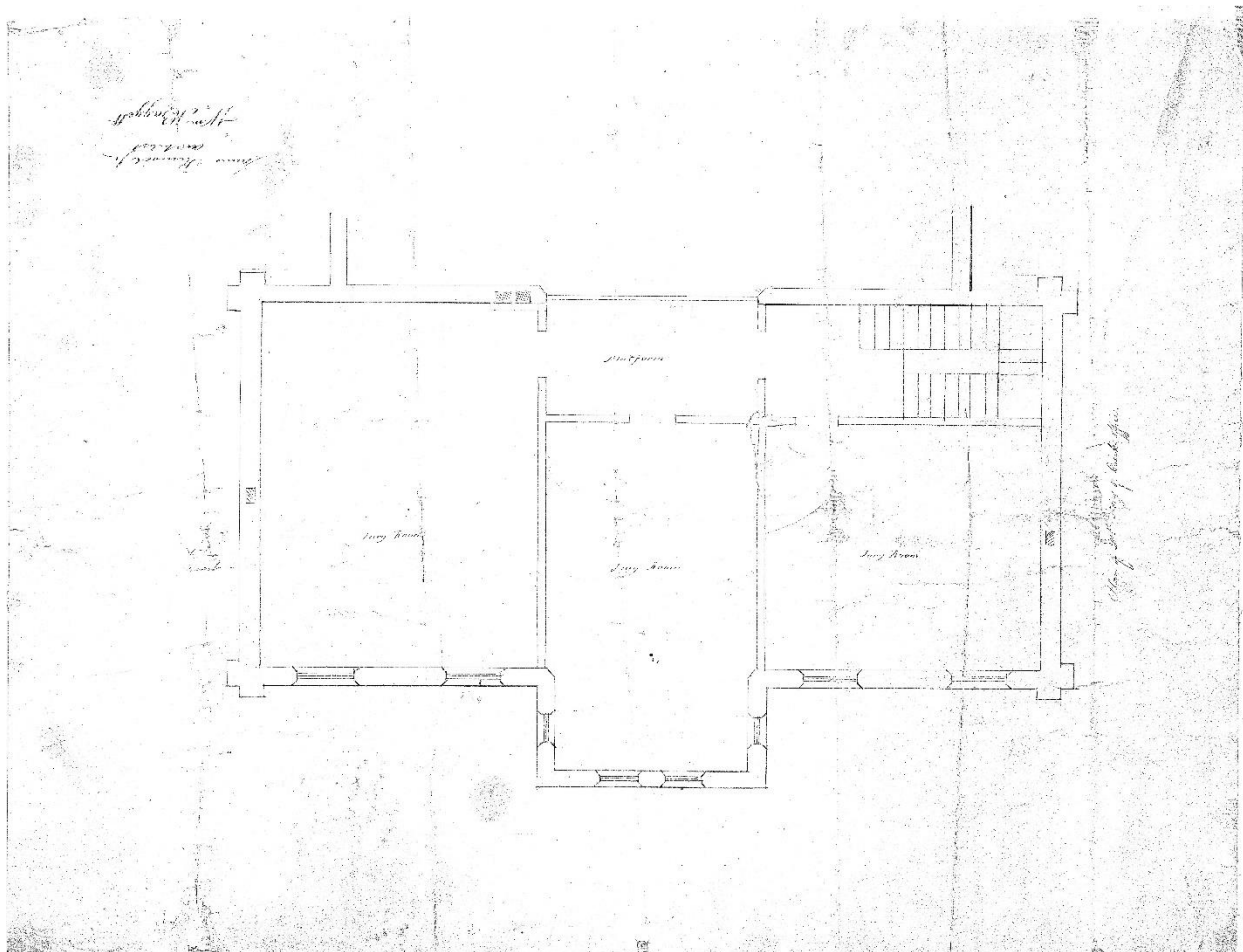


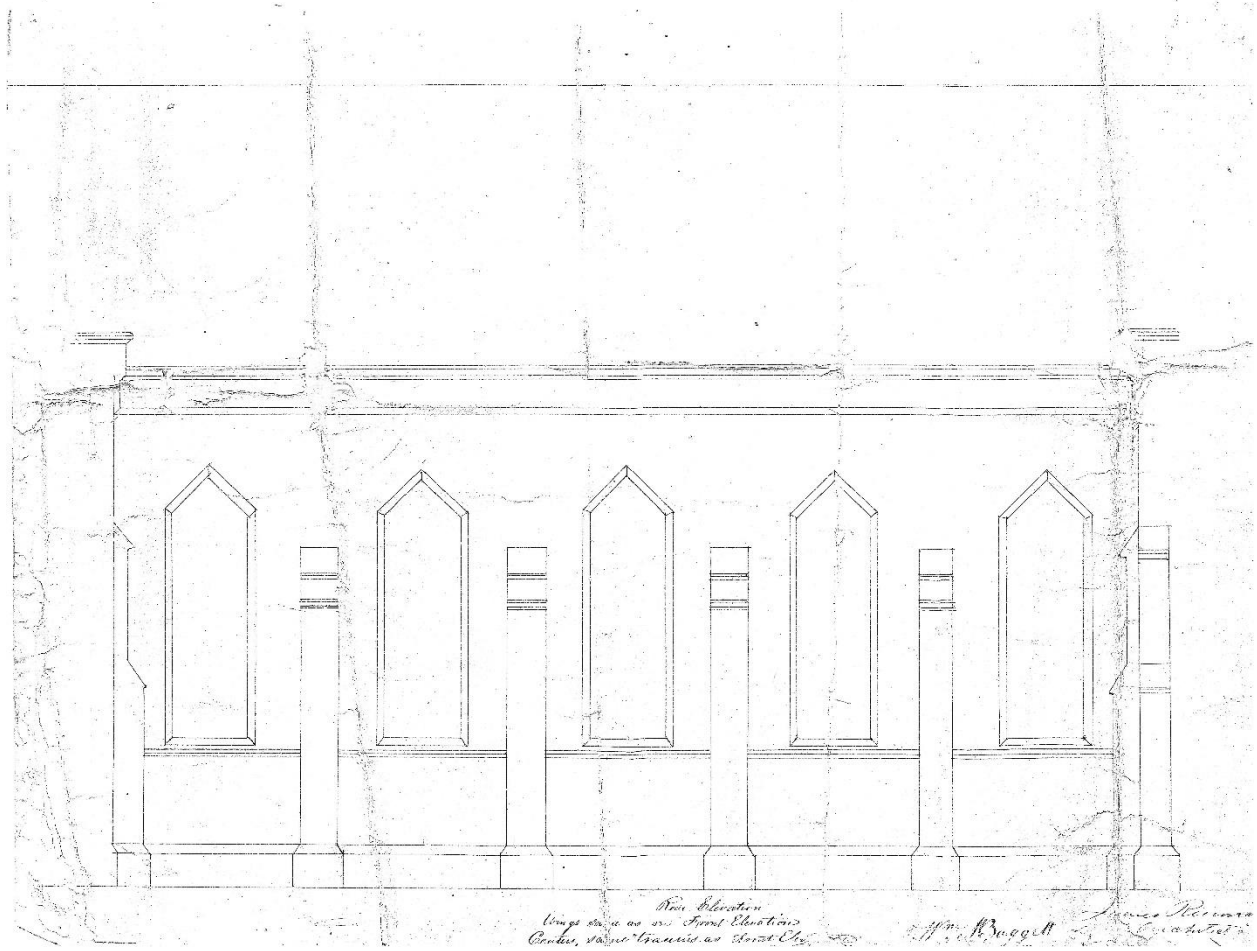
Figure 20: Old Jail, photograph of west elevation, view to southeast, ca. 1960s. Courtesy Keith Rodgers.

Appendix 3:

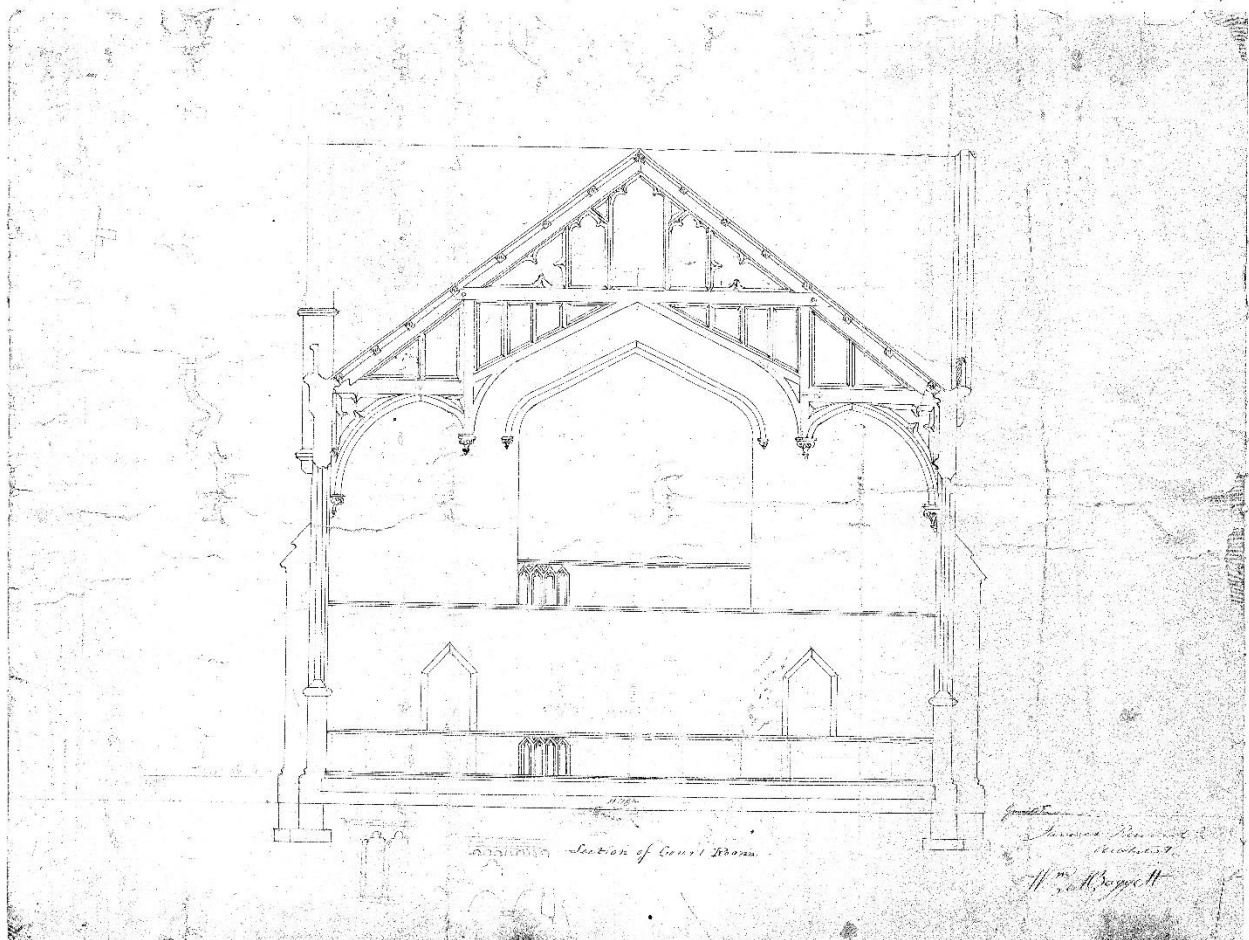
Original James Renwick Plans of Fredericksburg Courthouse, 1851



Drawing 1: Fredericksburg Courthouse, James Renwick, second story of north wing, 1851. Courtesy City of Fredericksburg.



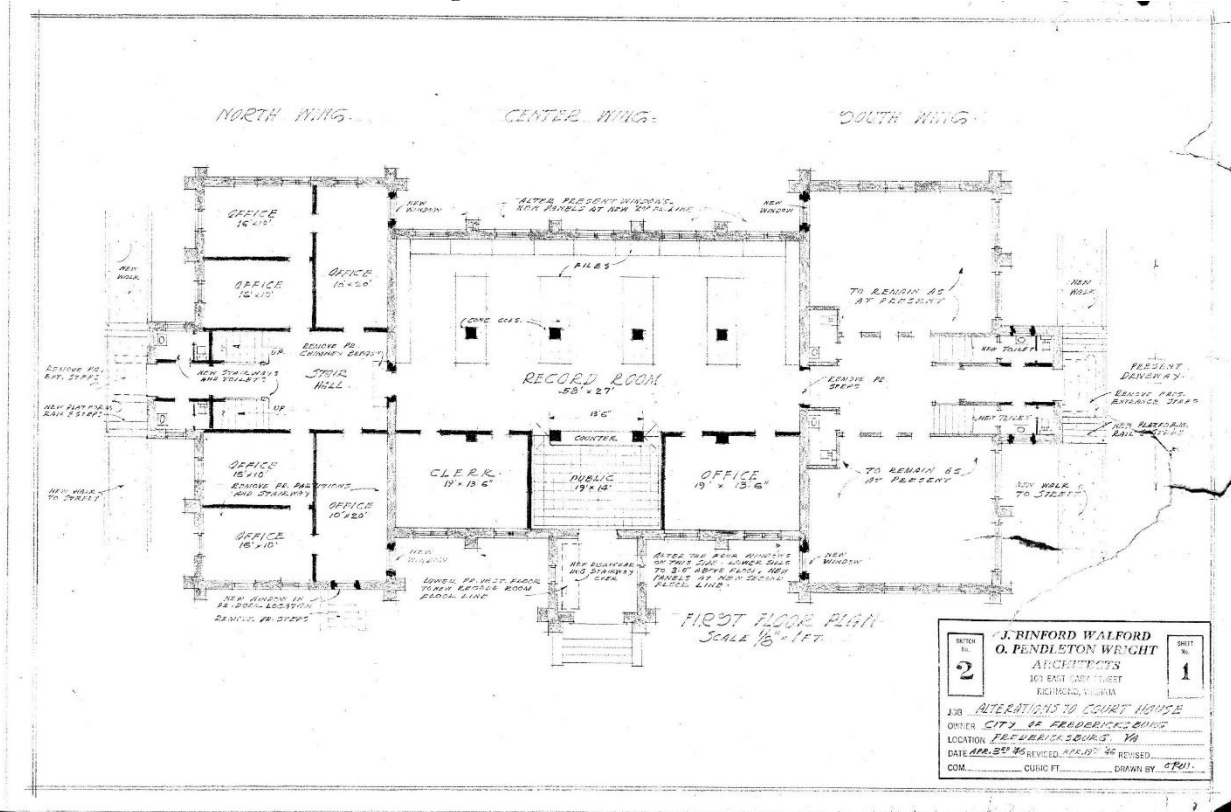
Drawing 2: Fredericksburg Courthouse, James Renwick, east (rear) elevation, 1851. Courtesy City of Fredericksburg.



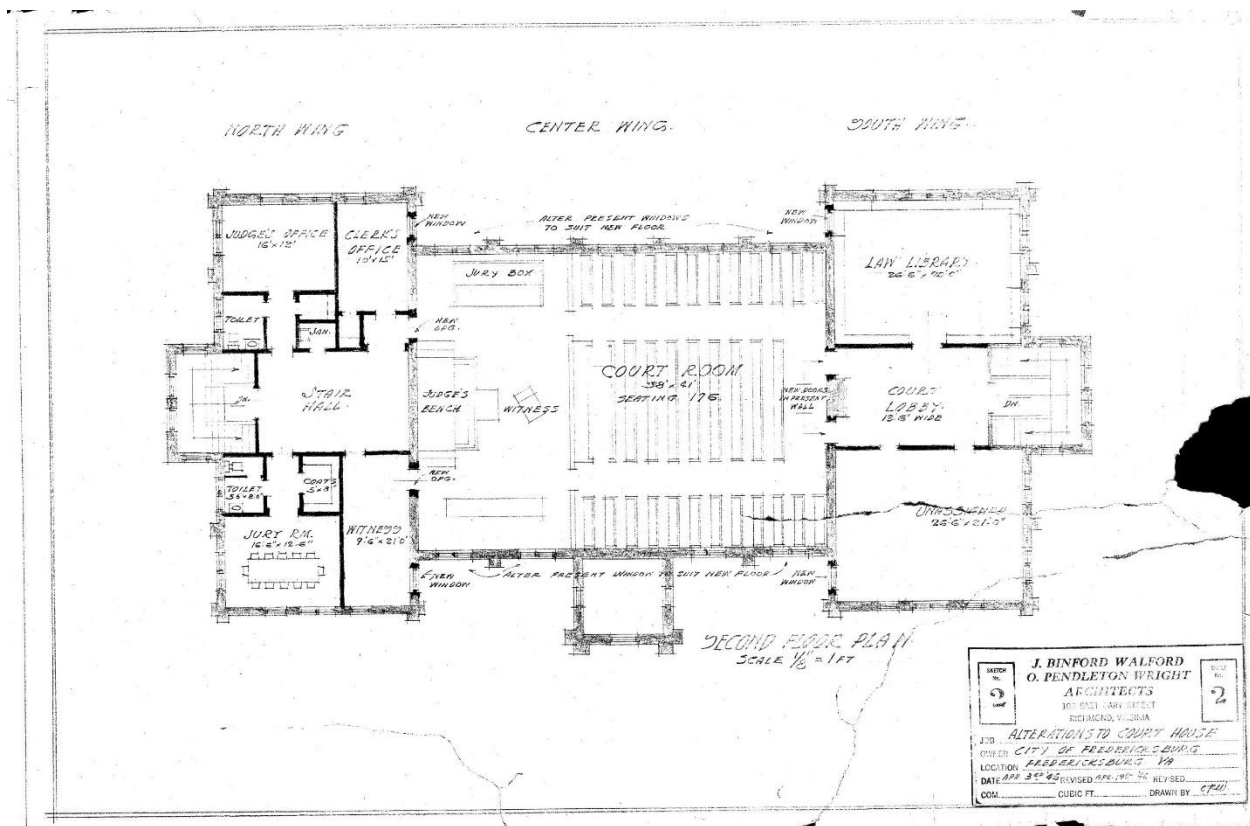
Drawing 3: Fredericksburg Courthouse, James Renwick, section through historic courtroom, 1851.
 Courtesy City of Fredericksburg.

Appendix 4:

J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1946

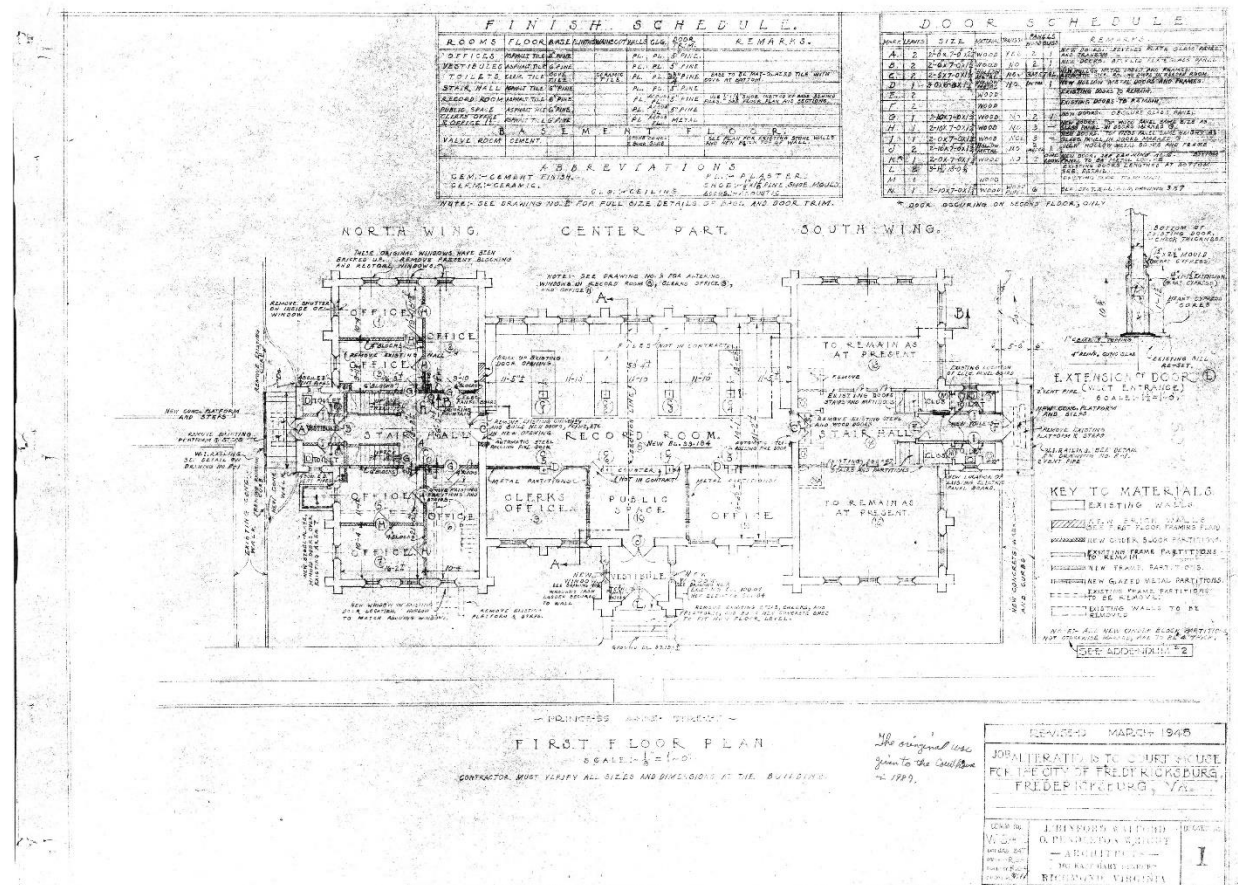


Drawing 1: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1946. First Floor Plan. Courtesy City of Fredericksburg.

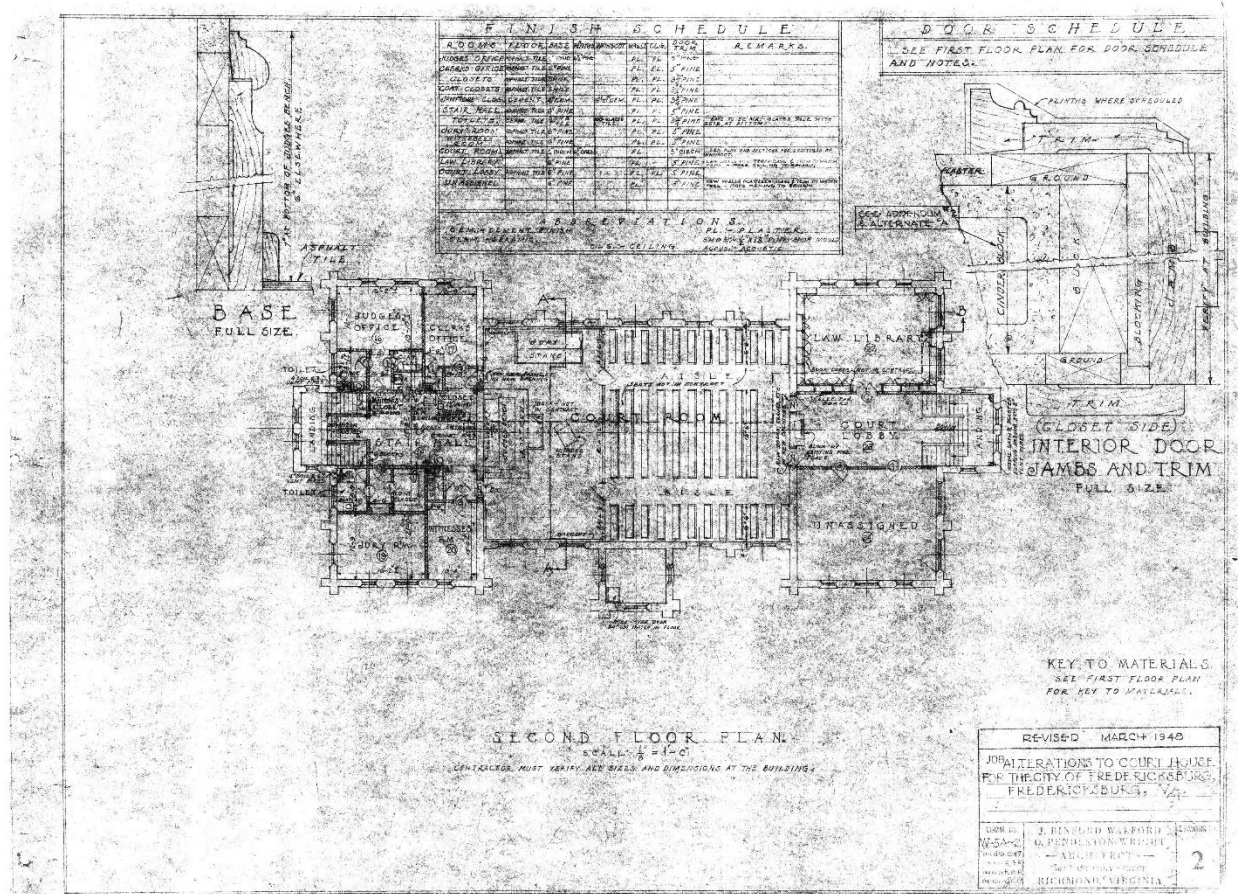


Drawing 2: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1946. Second Floor Plan. Courtesy City of Fredericksburg.

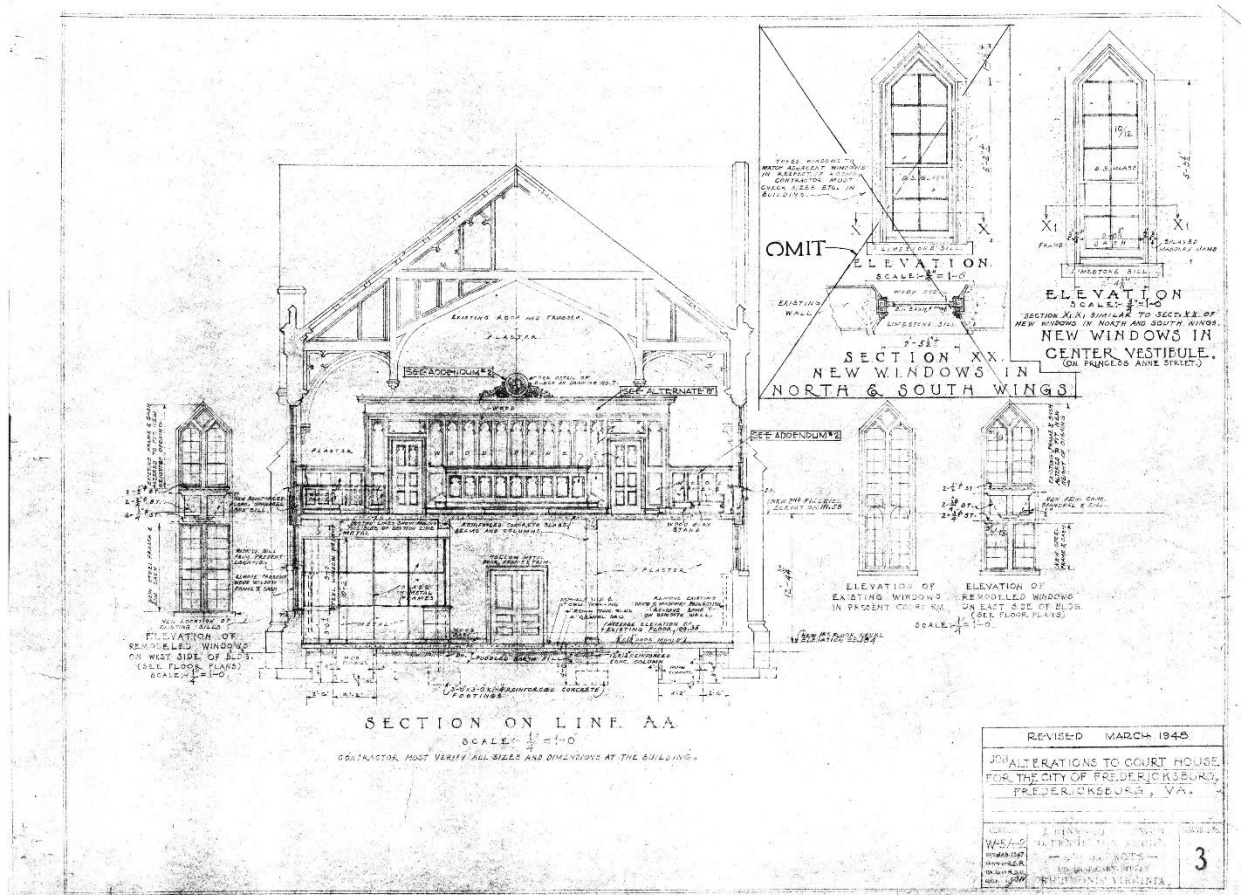
J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948



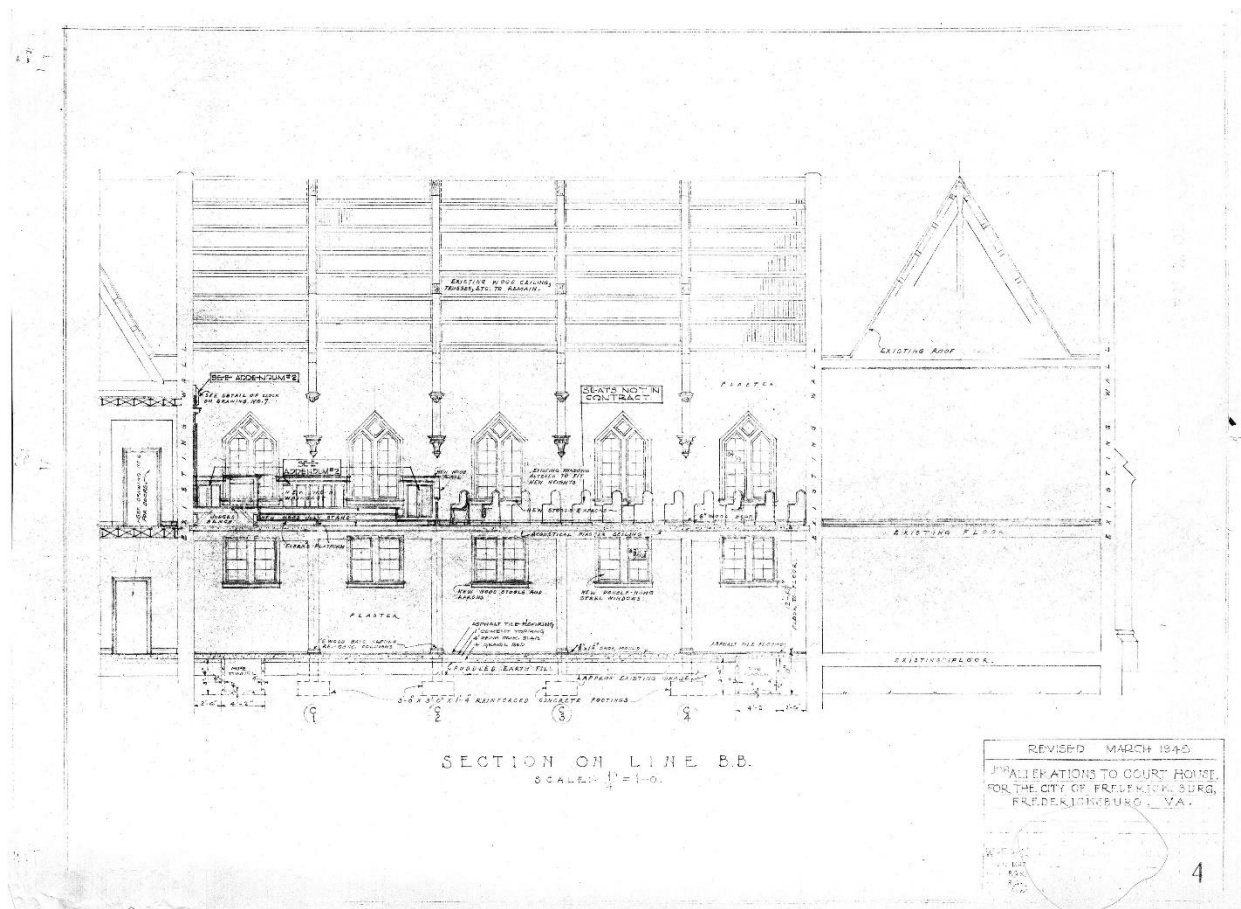
Drawing 1: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. First Floor Plan. Courtesy City of Fredericksburg.



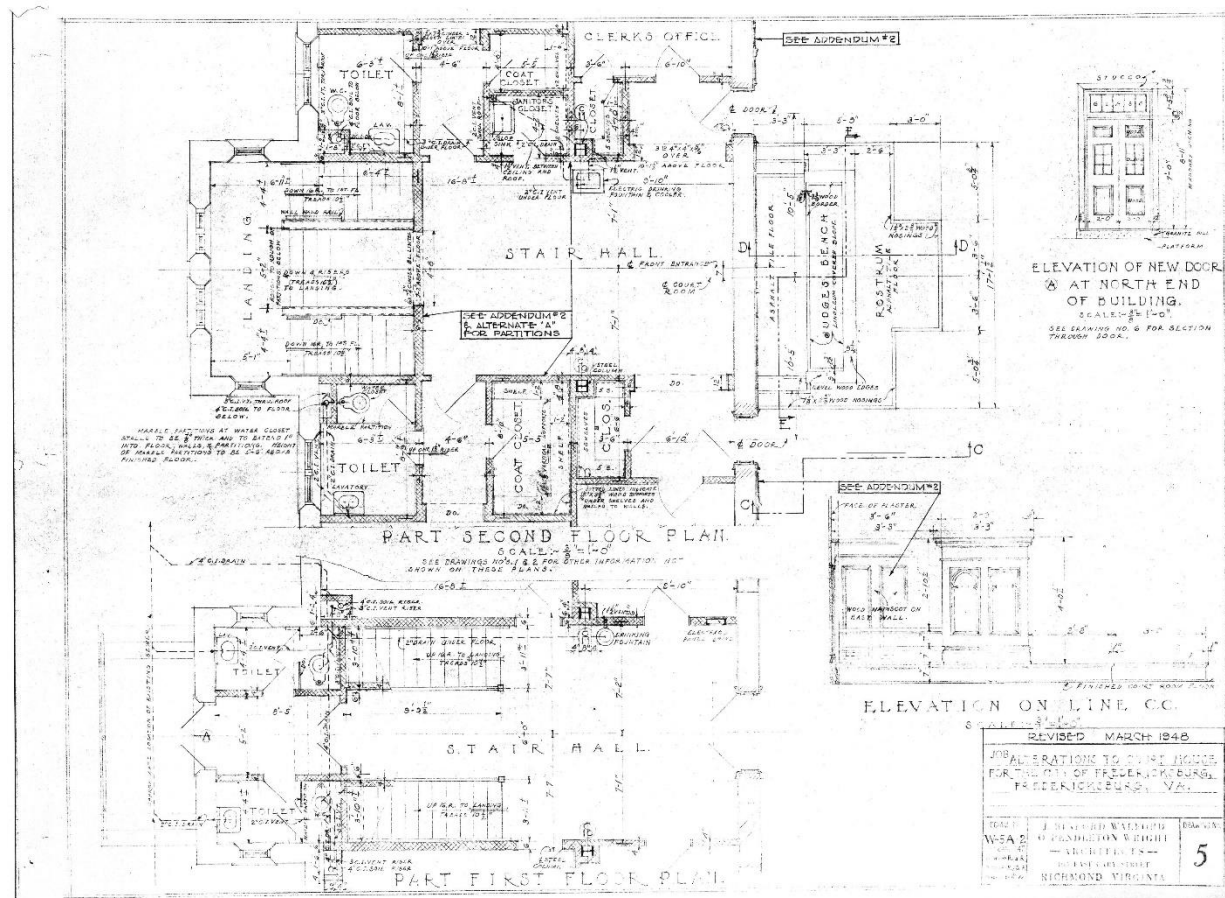
Drawing 2: Fredericksburg Courthouse, J. Binford Walford O. Pendleton Wright Architects, *Alterations to Courthouse*, 1948. Second Floor Plan. Courtesy City of Fredericksburg.



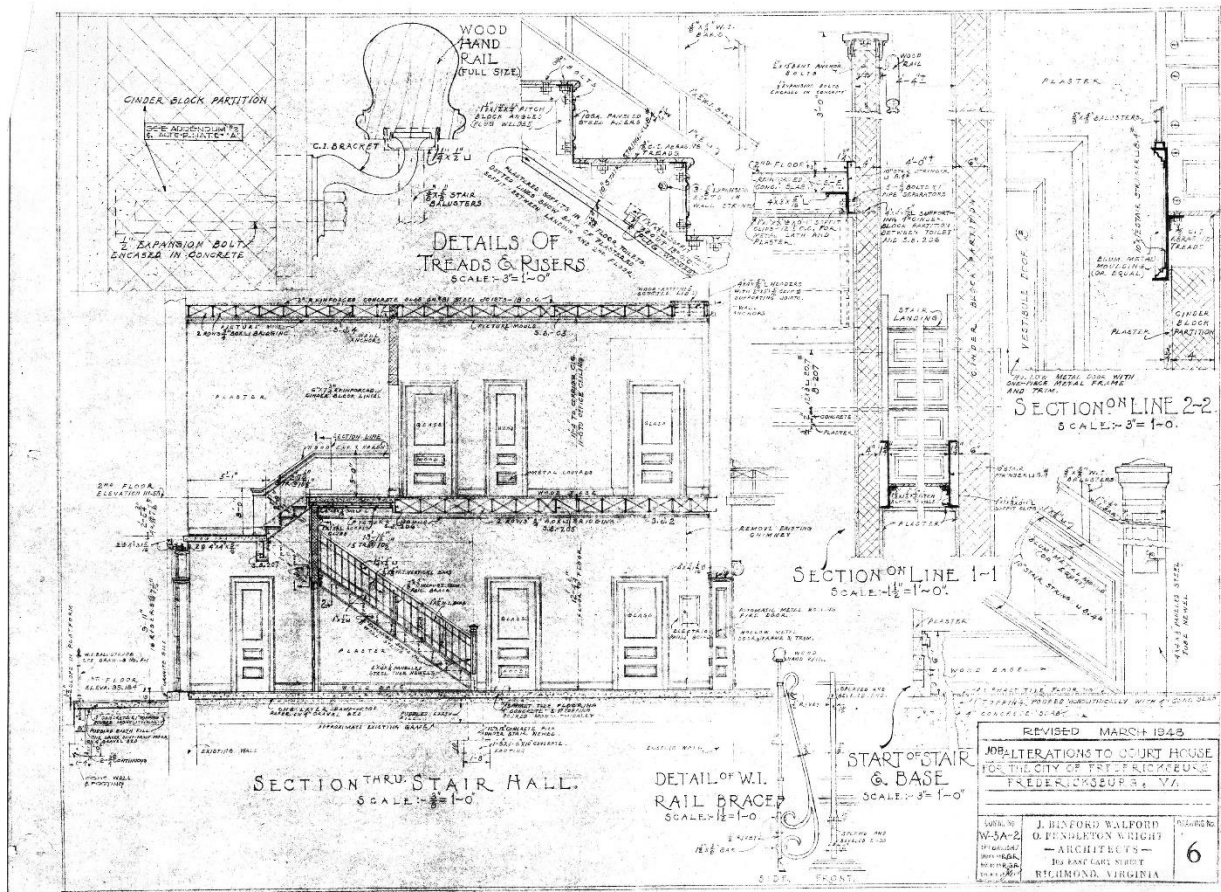
Drawing 3: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Section on Line AA, New Window Elevations. Courtesy City of Fredericksburg.



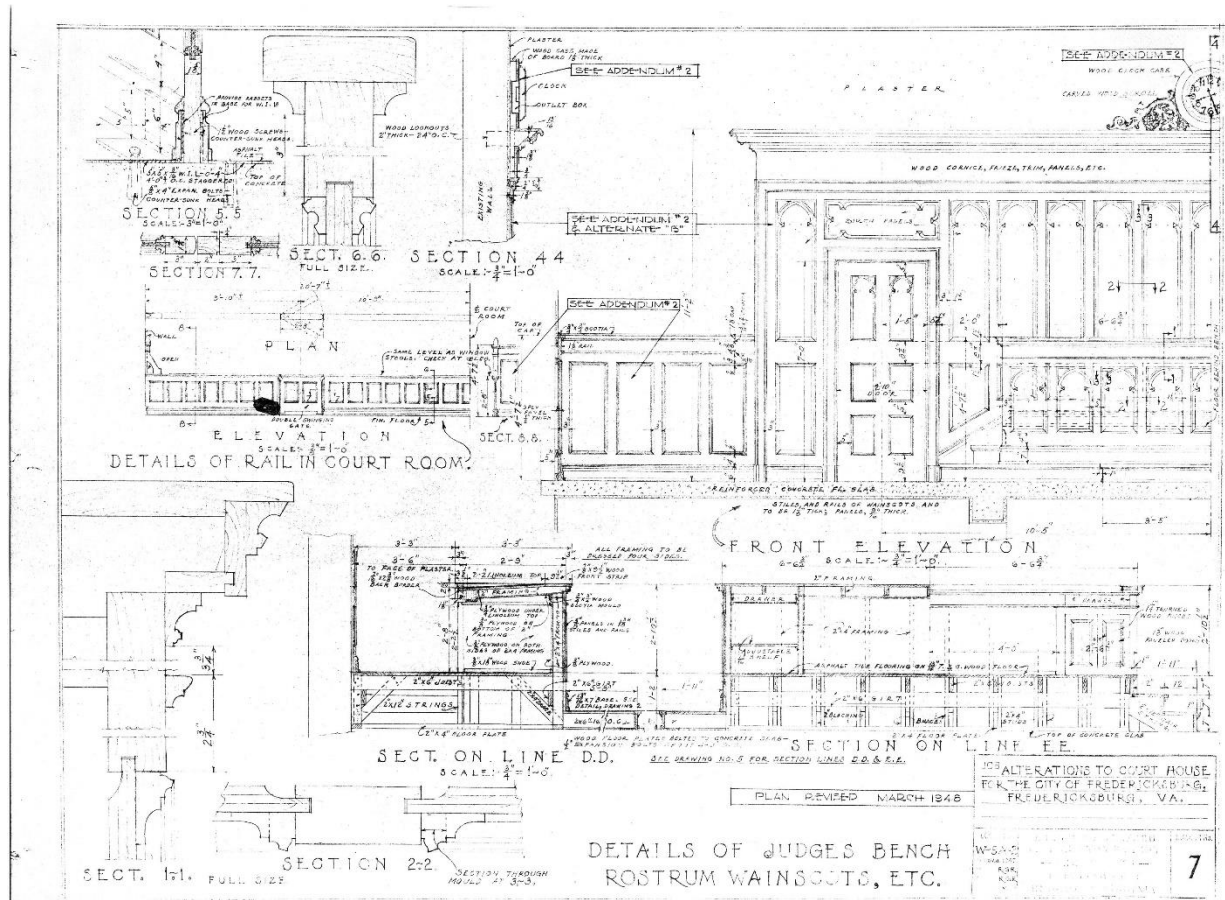
Drawing 4: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Section on Line BB, Courtesy City of Fredericksburg.



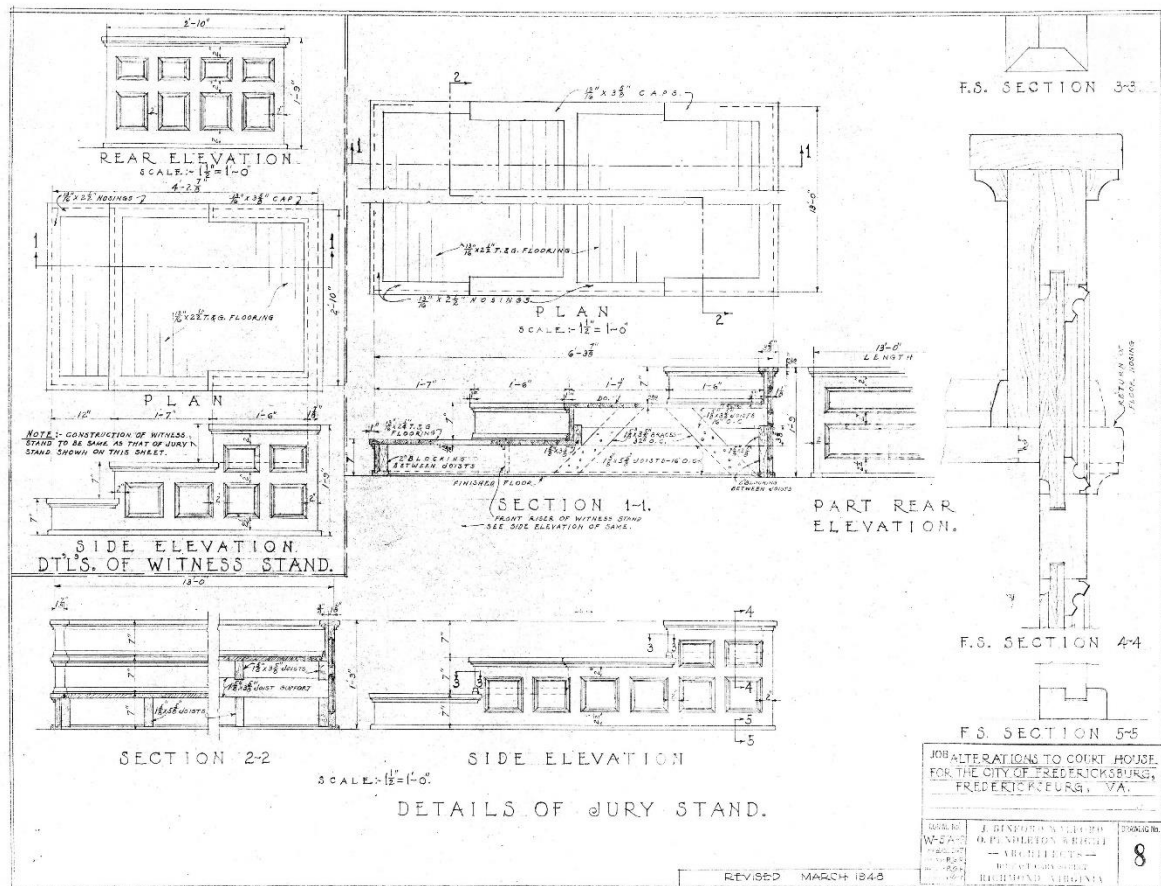
Drawing 5: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Part First Floor Plan, Part Second Floor Plan, Elevation on Line CC, Elevation of new door at North End of Building, Courtesy City of Fredericksburg.



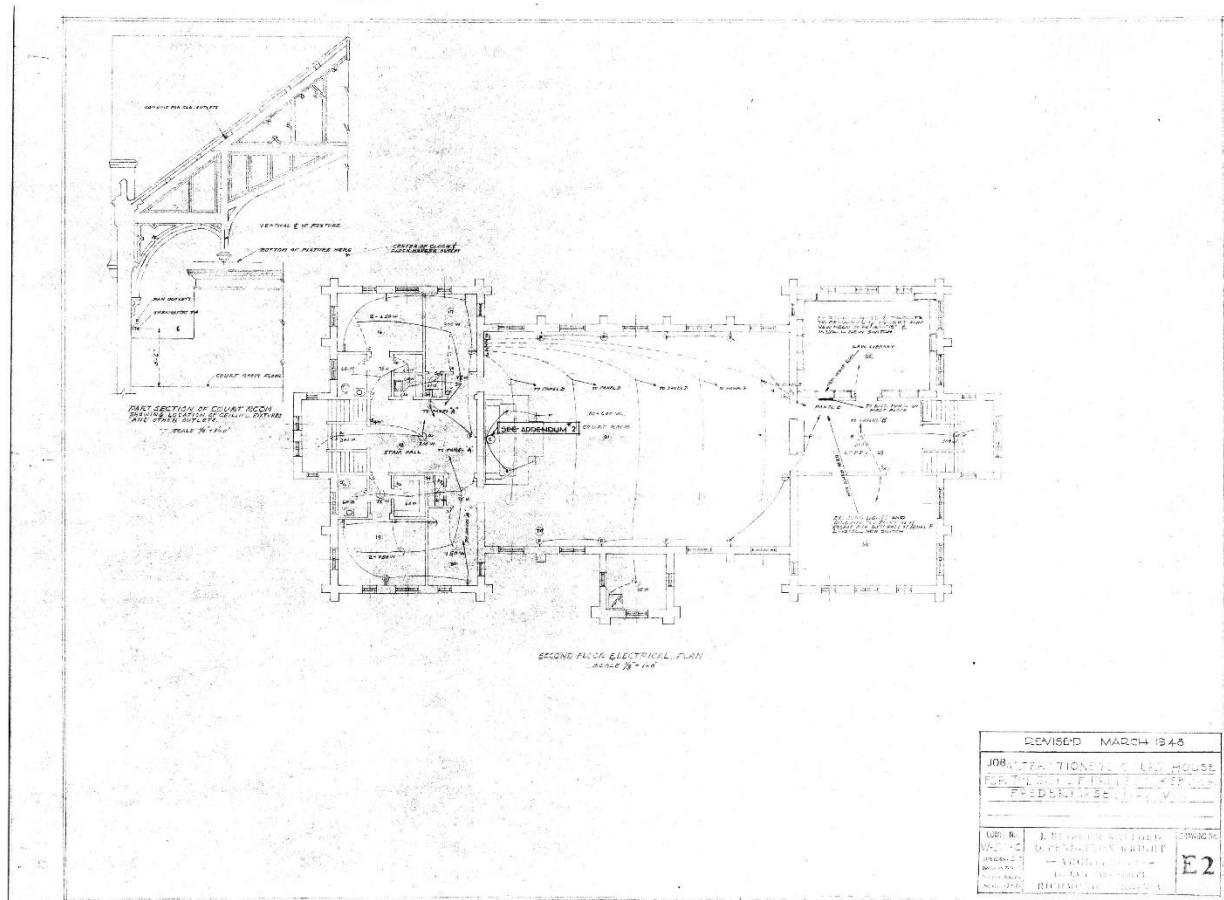
Drawing 6: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Section thru Stair Hall, Section on Line 1-1, Section on Line 2-2, Details of Treads & Risers, Detail of W.I. Rail Brace, Start of Stair & Base, Wood Hand Rail, Courtesy City of Fredericksburg.



Drawing 7: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Details of Judges Bench Rostrum Wainscots, Etc., Courtesy City of Fredericksburg.

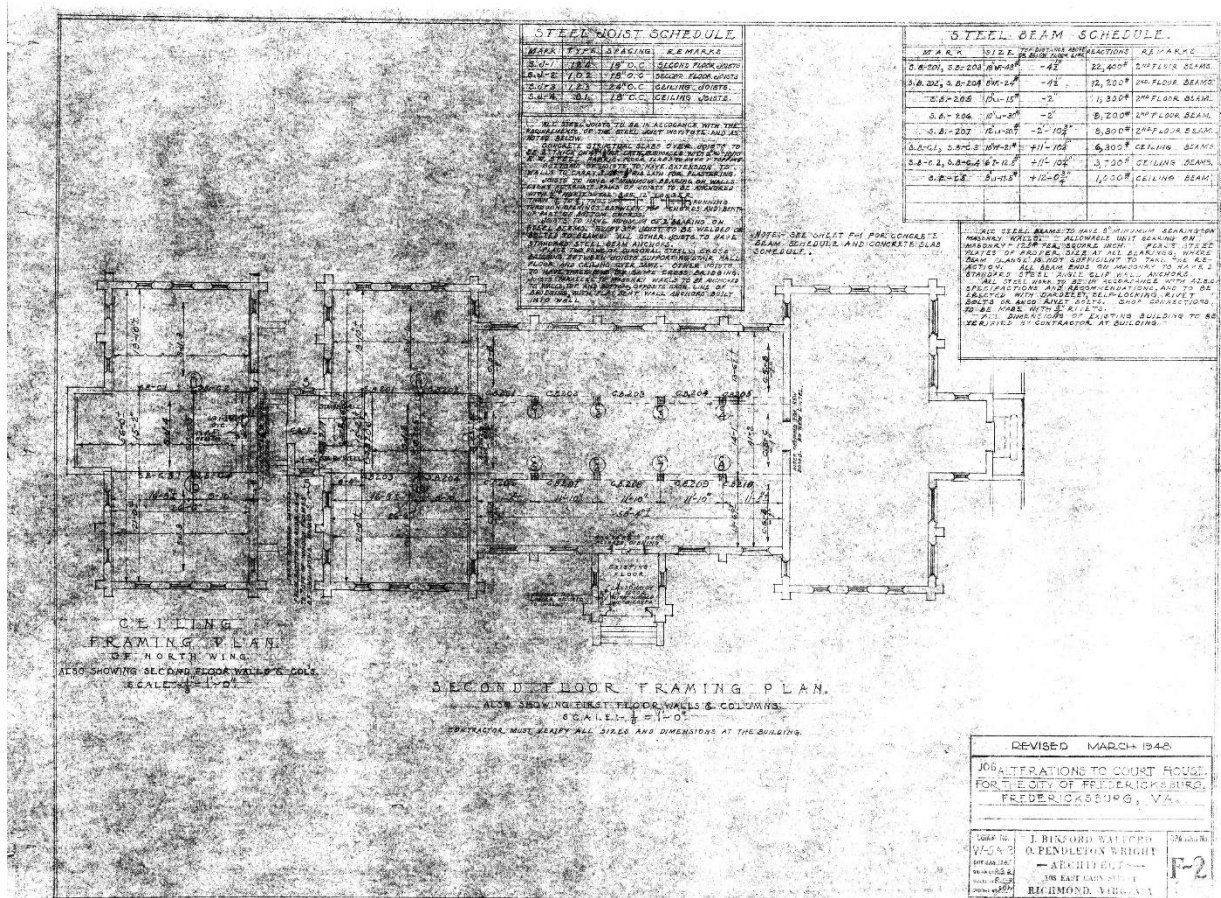


Drawing 8: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Details of Jury Stand, Courtesy City of Fredericksburg.

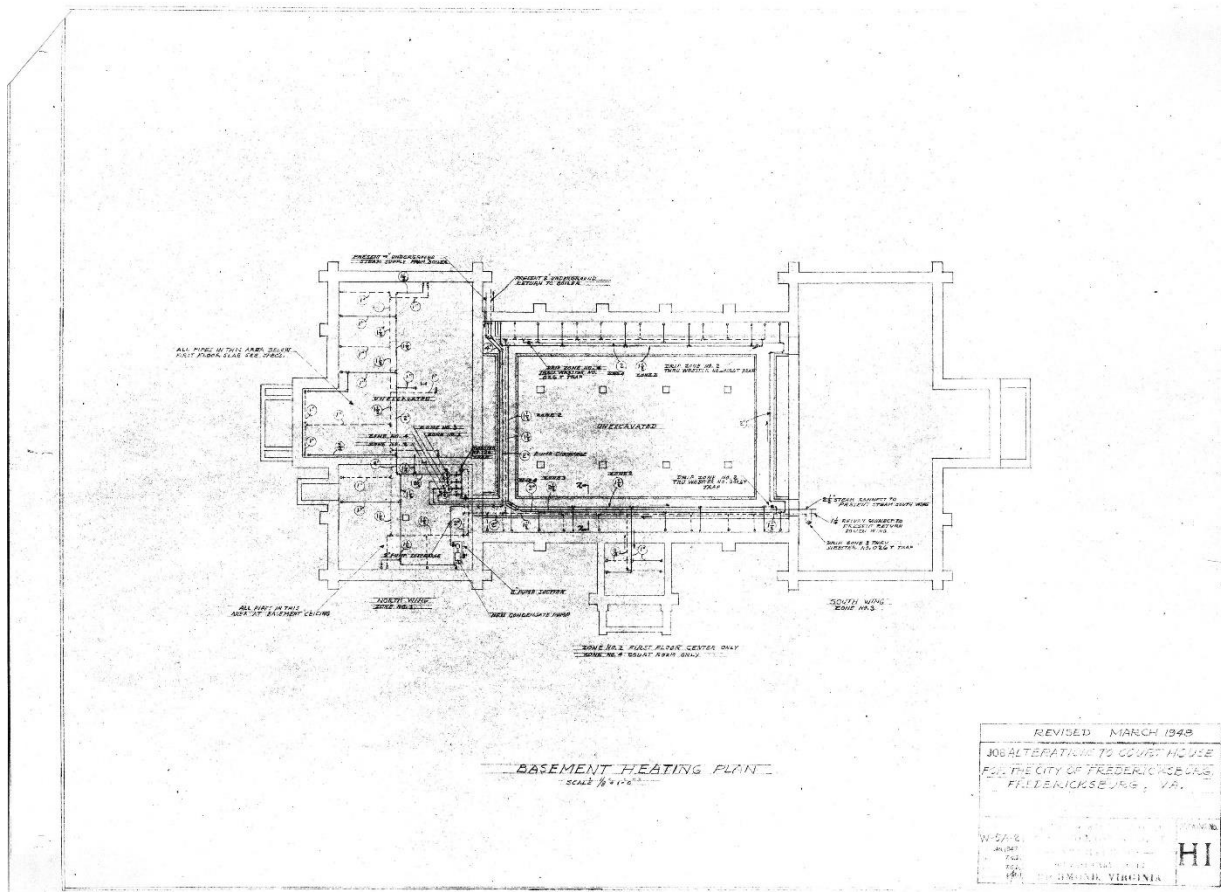


Drawing E2: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Second Floor Electrical Plan, Courtesy City of Fredericksburg.

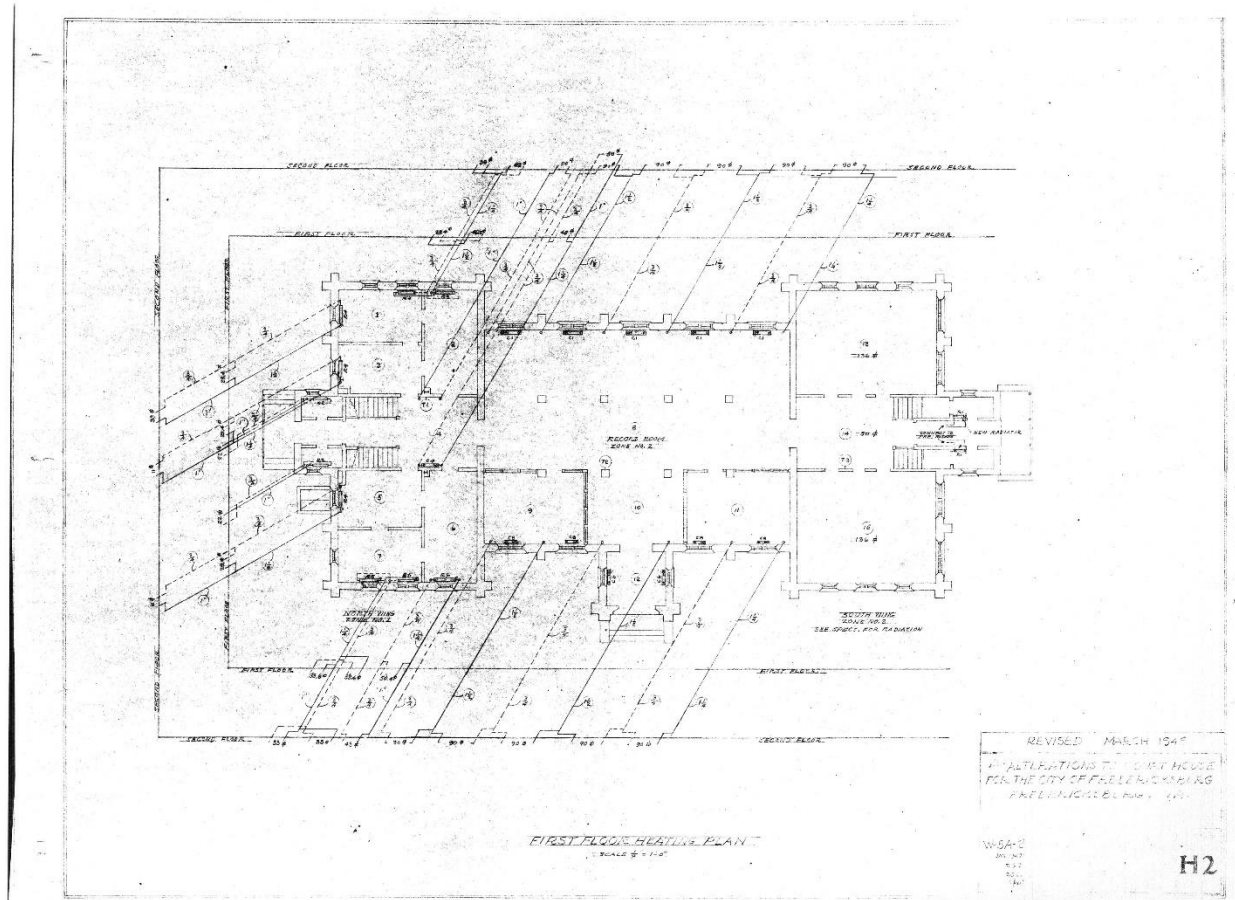




Drawing F2: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Second Floor Framing Plan, Courtesy City of Fredericksburg.



Drawing H1: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. Basement Heating Plan, Courtesy City of Fredericksburg.

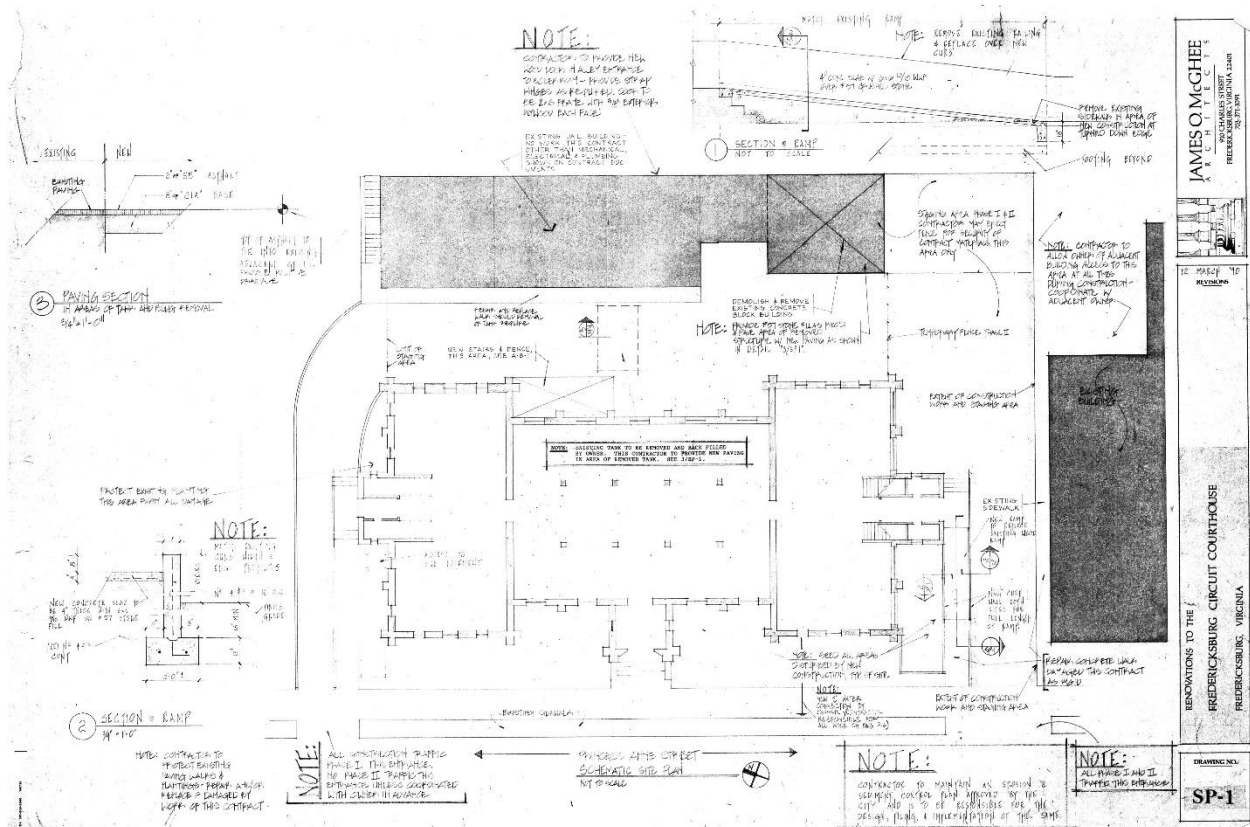


Drawing H2: Fredericksburg Courthouse, J. Binford Walford O. Pendelton Wright Architects, *Alterations to Courthouse*, 1948. First Floor Heating Plan, Courtesy City of Fredericksburg.

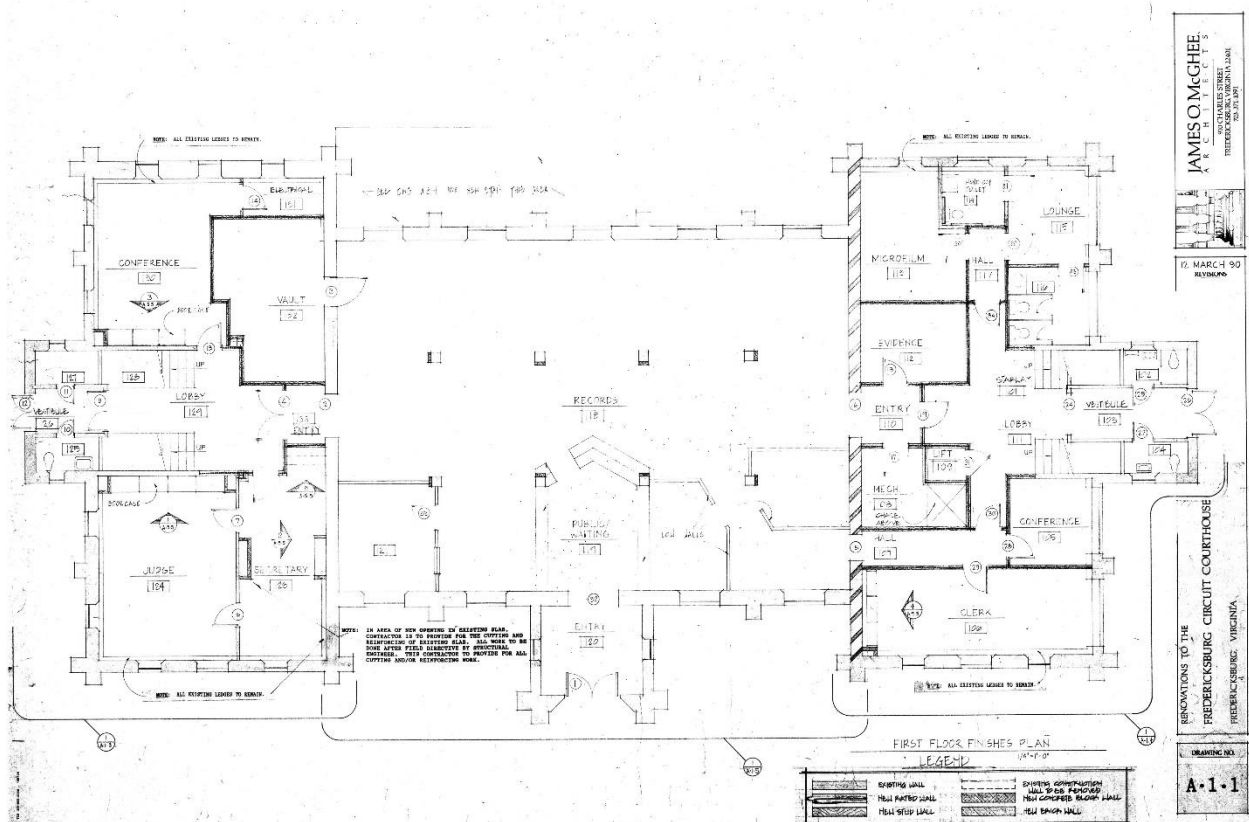
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James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990

Note: Selected drawings shown only.

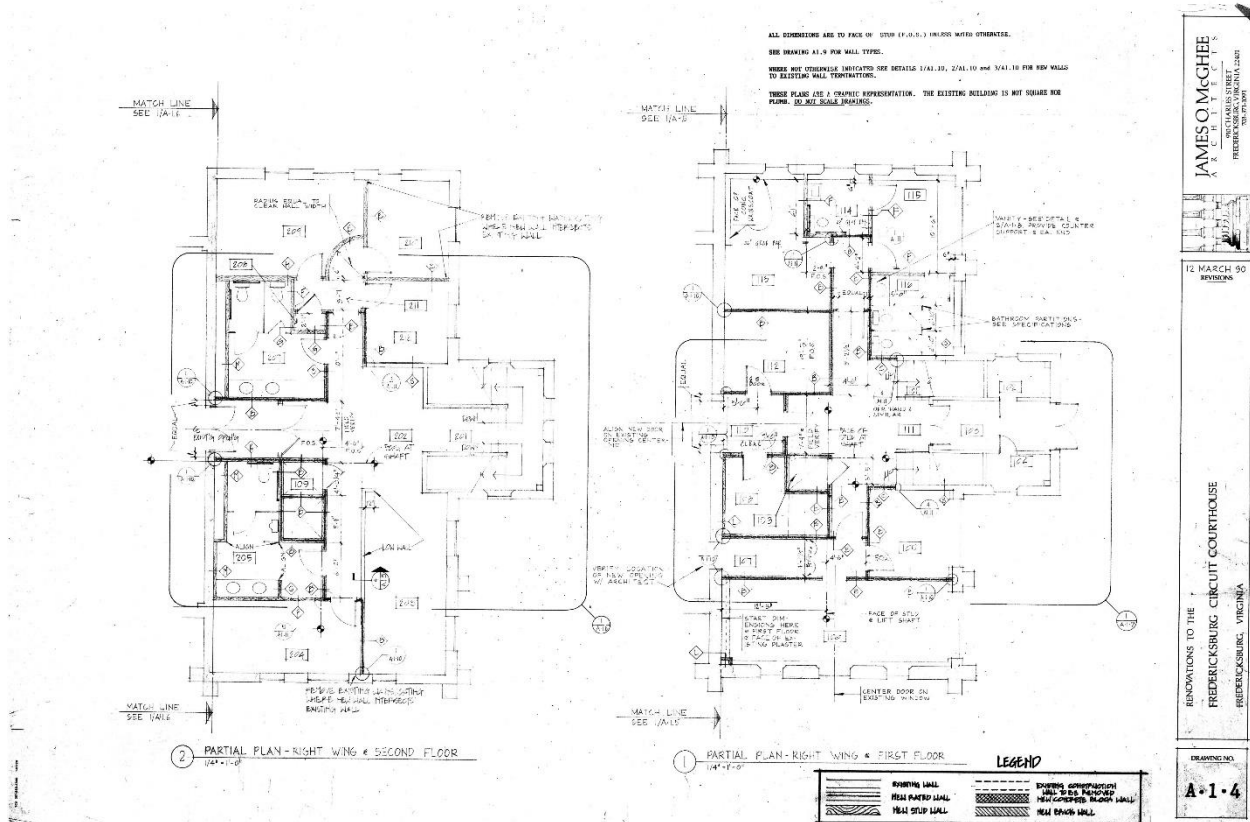


Drawing SP-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Schematic Site Plan. Courtesy City of Fredericksburg.

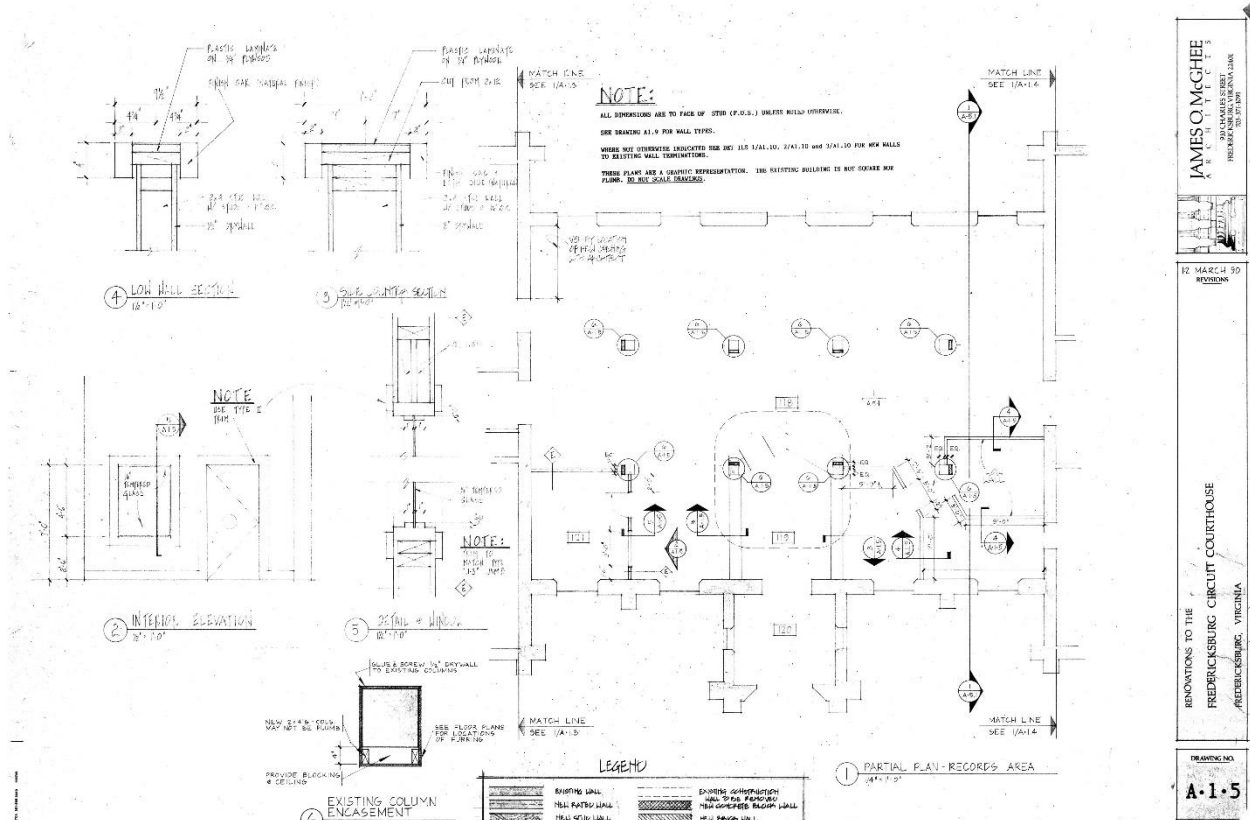


Drawing A-1-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. First Floor Finishes Plan. Courtesy City of Fredericksburg.

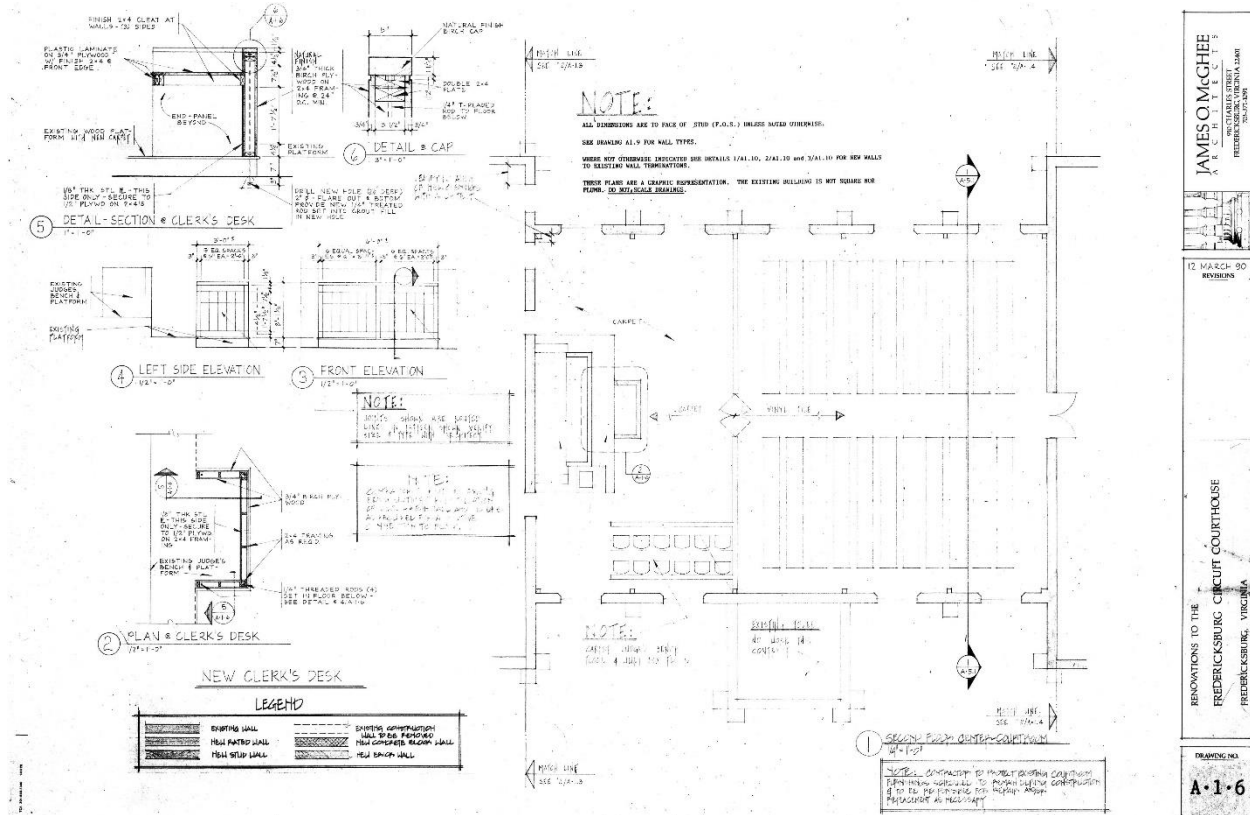




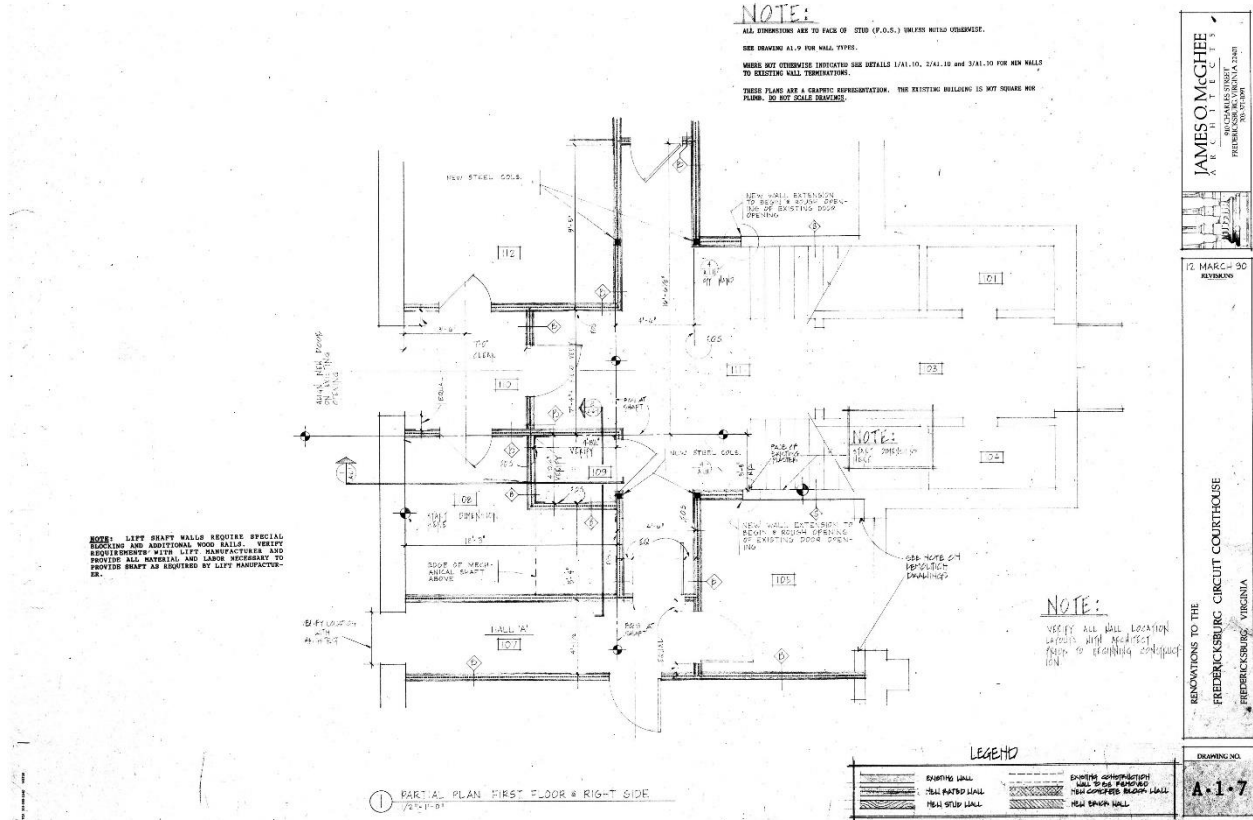
Drawing A-1-4: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Partial Plan- Right Wing & First Floor, Partial Plan-Right Wing & Second Floor. Courtesy City of Fredericksburg.



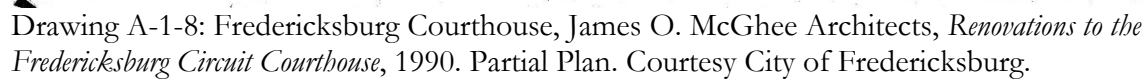
Drawing A-1-5: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Partial Plan- Records Area. Courtesy City of Fredericksburg.



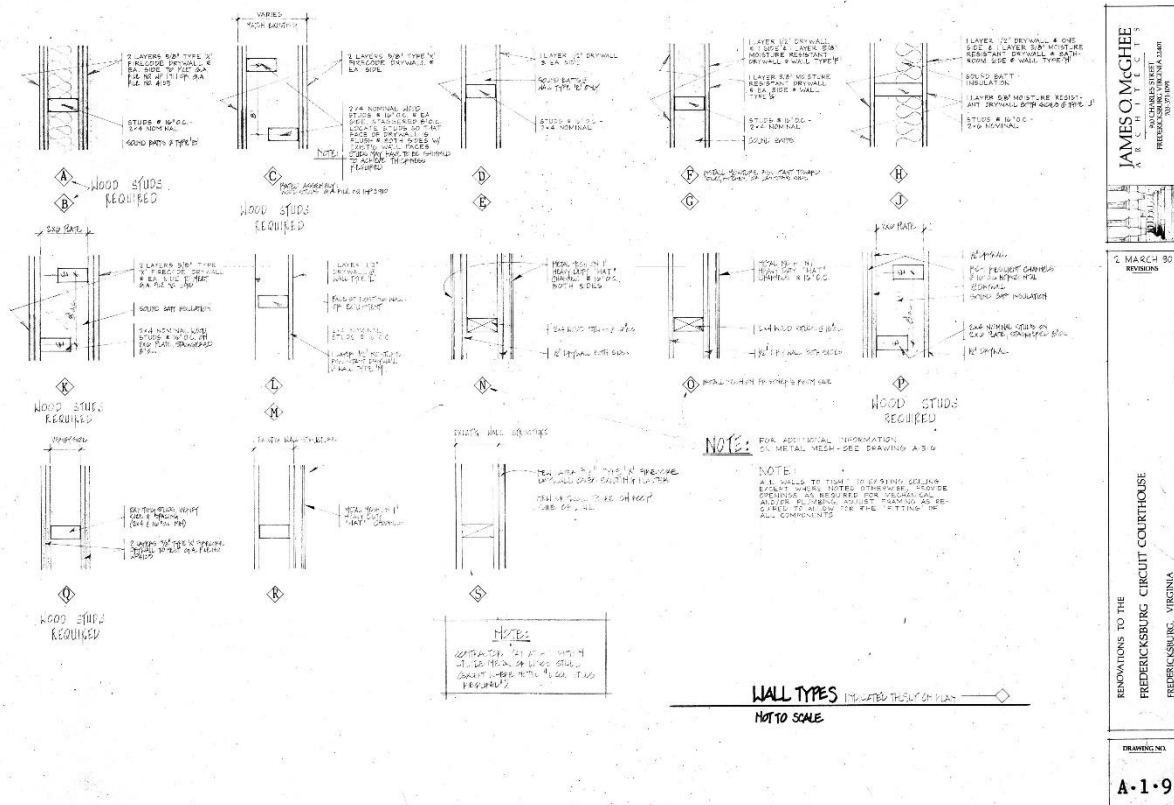
Drawing A-1-6: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Second Floor Center- Courtroom. Courtesy City of Fredericksburg.

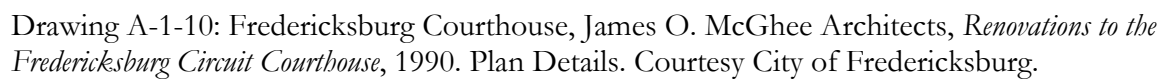


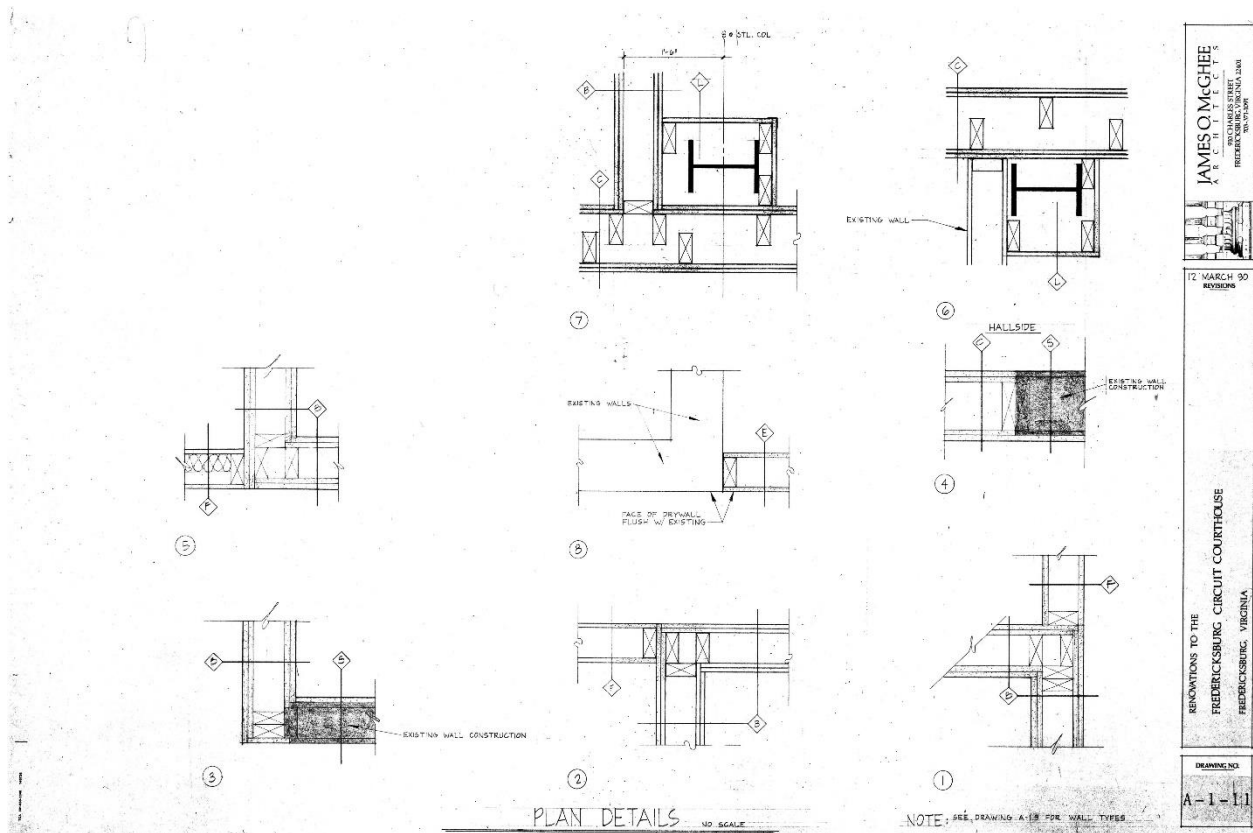
Drawing A-1-7: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Partial Plan First Floor @ Right Side. Courtesy City of Fredericksburg.



Drawing A-1-9: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Wall Types. Courtesy City of Fredericksburg.







Drawing A-1-11: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Plan Details. Courtesy City of Fredericksburg.

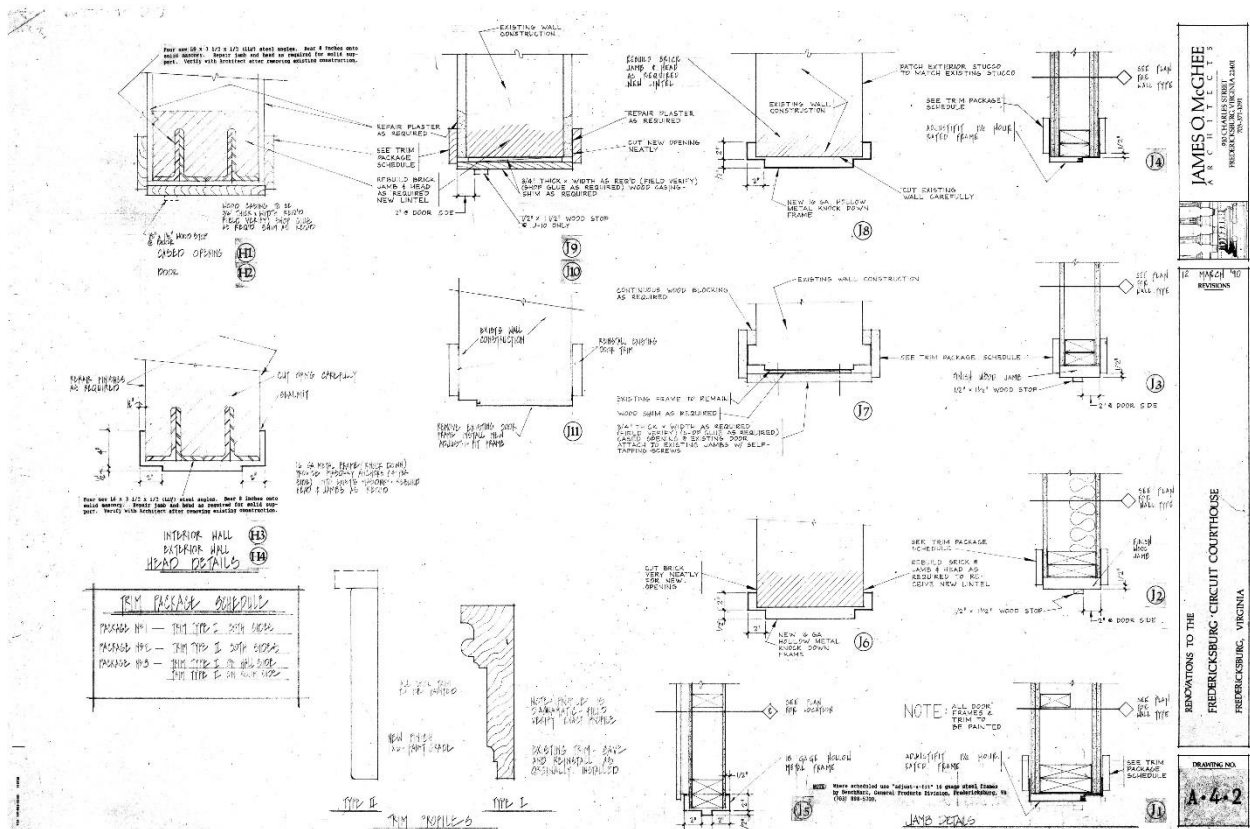


Drawing A-2-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Front Elevation, Left Elevation. Courtesy City of Fredericksburg.

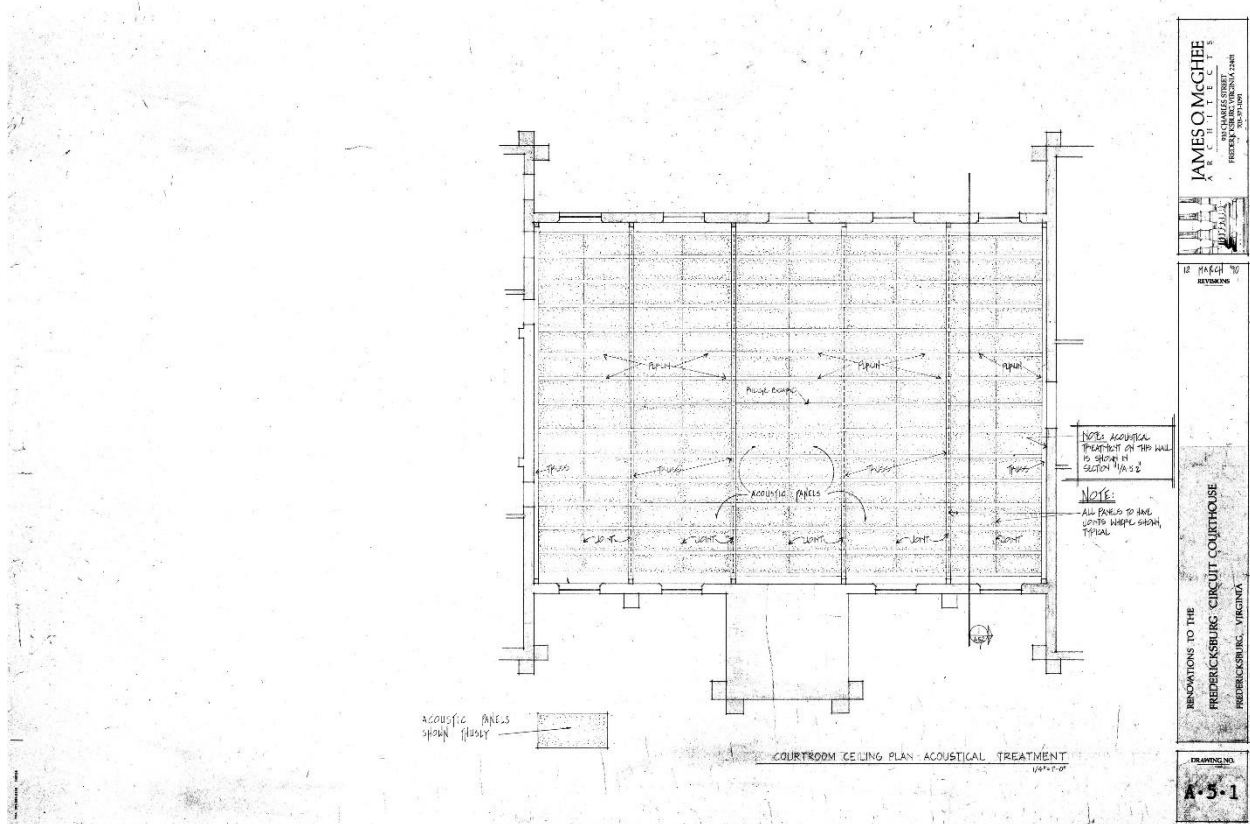


Drawing A-2-2: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Rear Elevation, Right Elevation. Courtesy City of Fredericksburg.

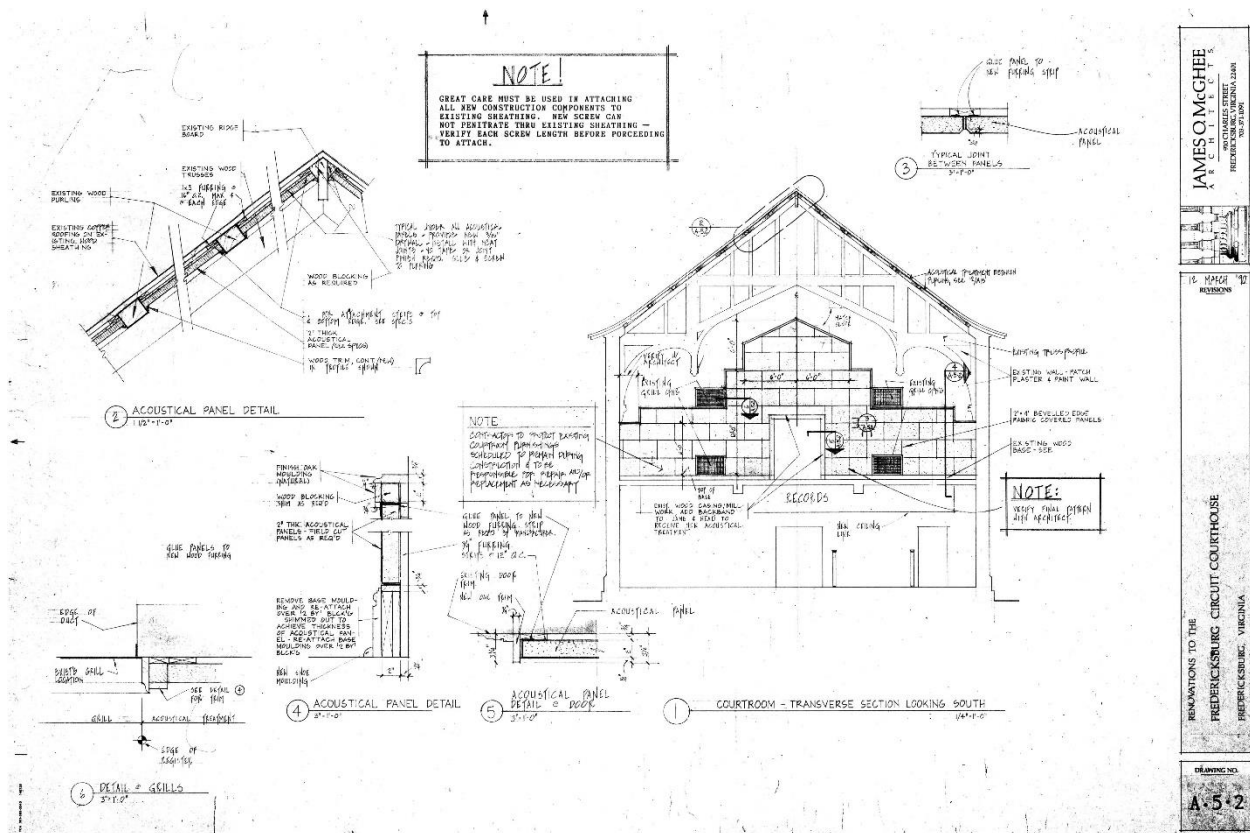




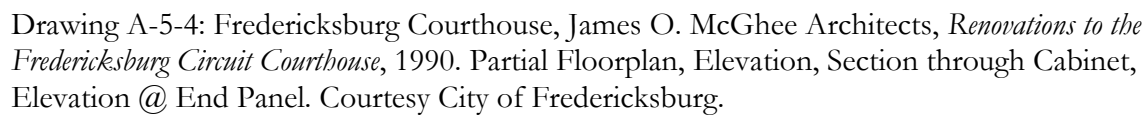
Drawing A-4-2: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Jamb Details. Courtesy City of Fredericksburg.

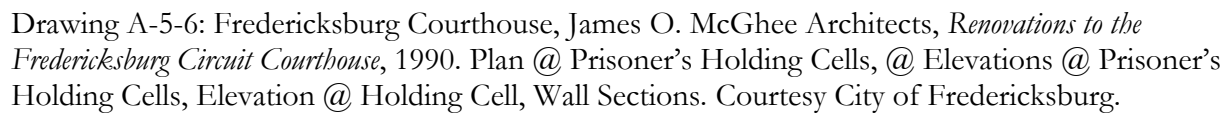


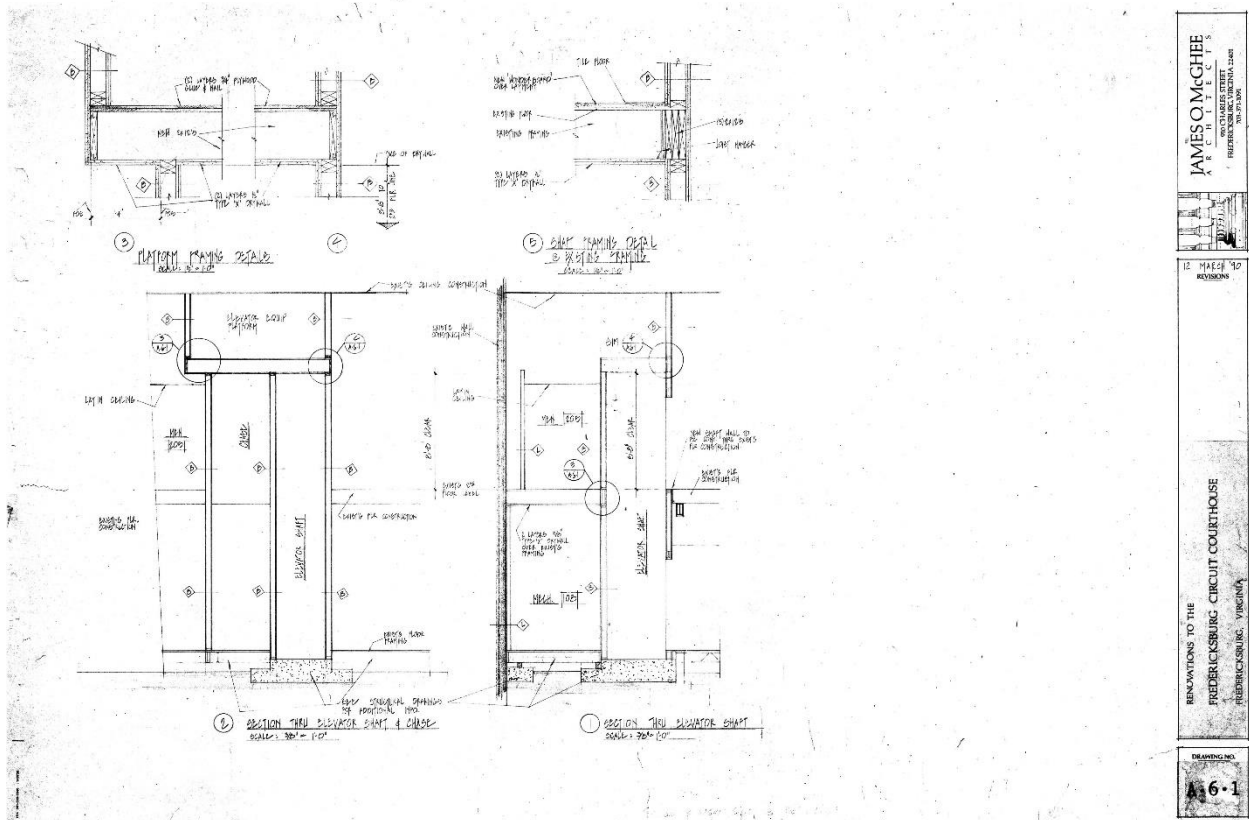
Drawing A-5-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Courtroom Ceiling Plan- Acoustical Treatment. Courtesy City of Fredericksburg.



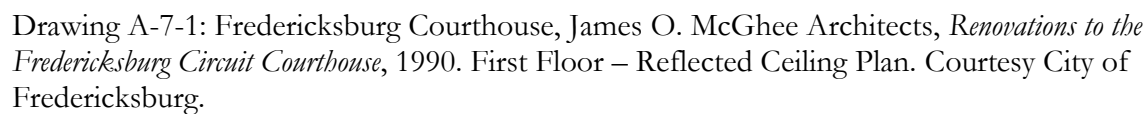
Drawing A-5-2: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Courtroom- Transverse Section Looking South, Acoustical Panel Details. Courtesy City of Fredericksburg.

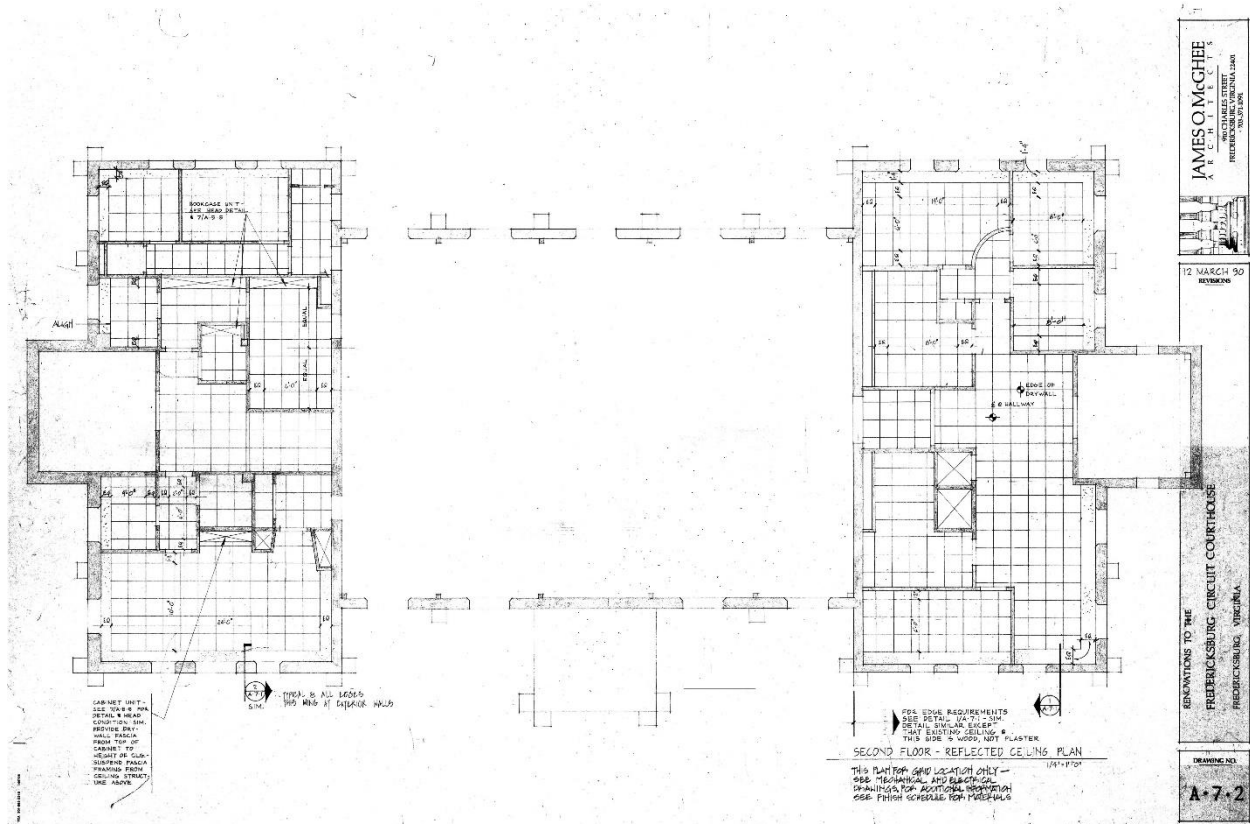




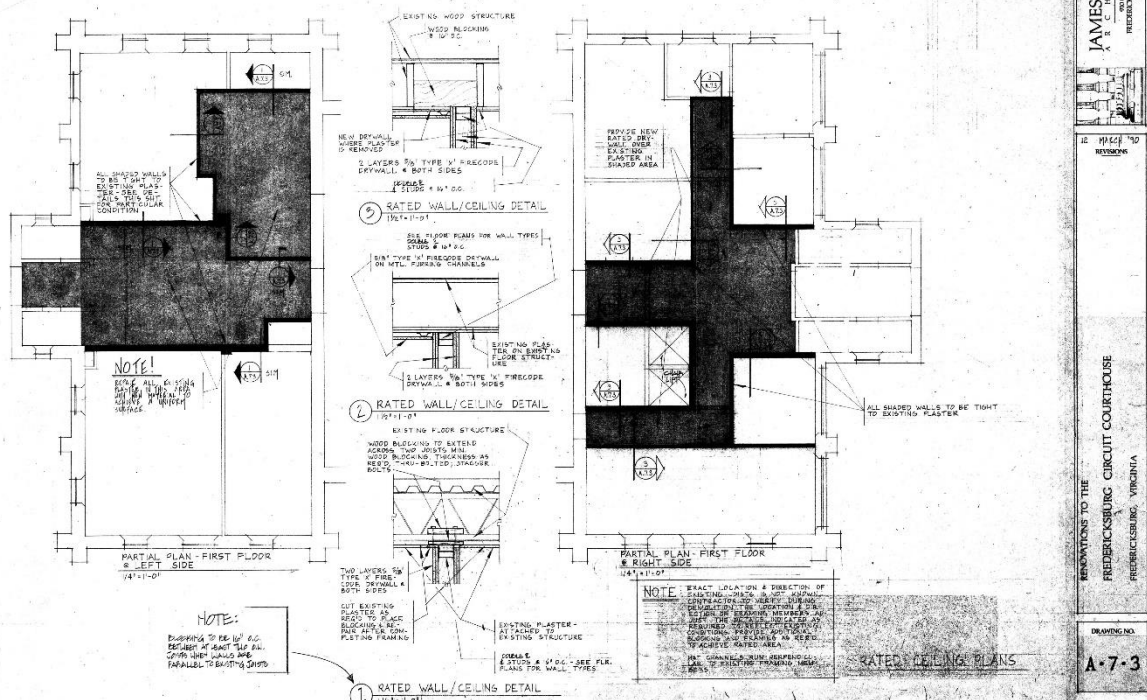


Drawing A-6-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Sections Thru Elevator Shaft, Framing Details. Courtesy City of Fredericksburg.

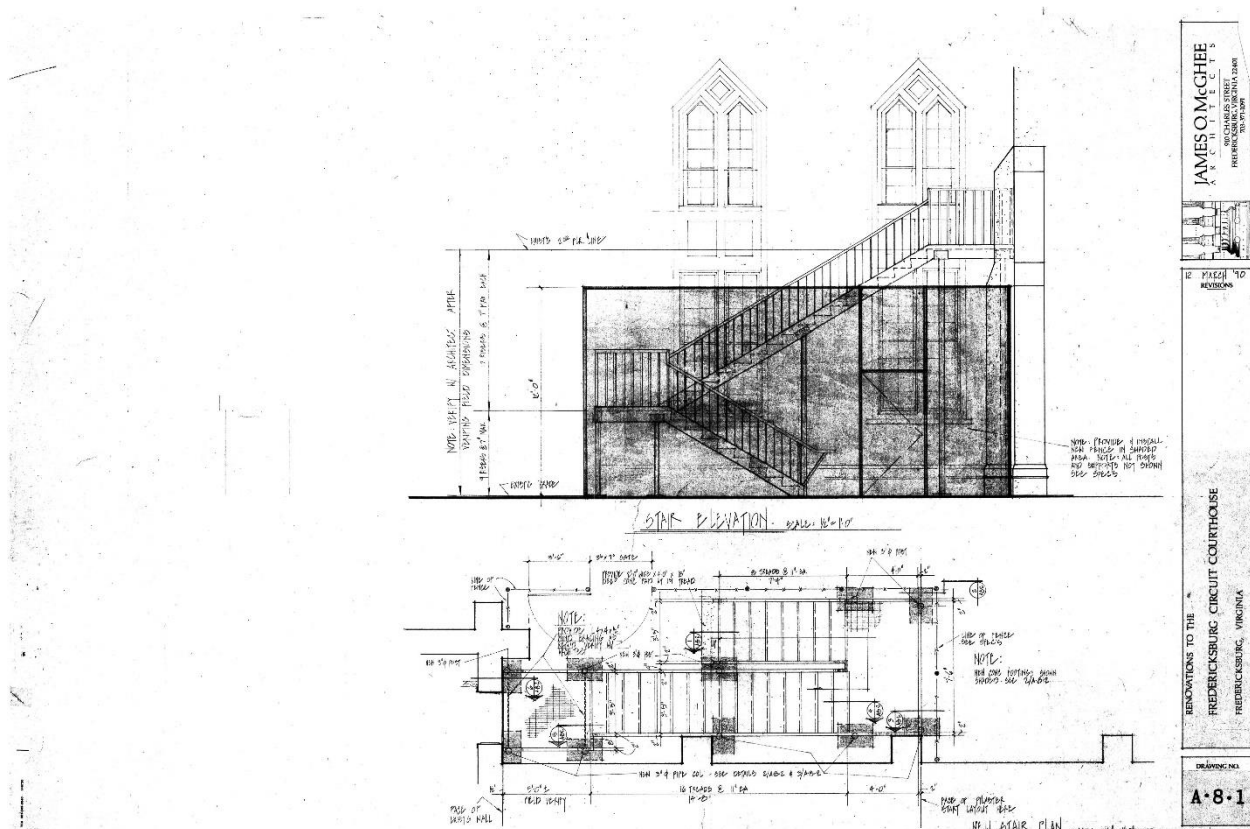




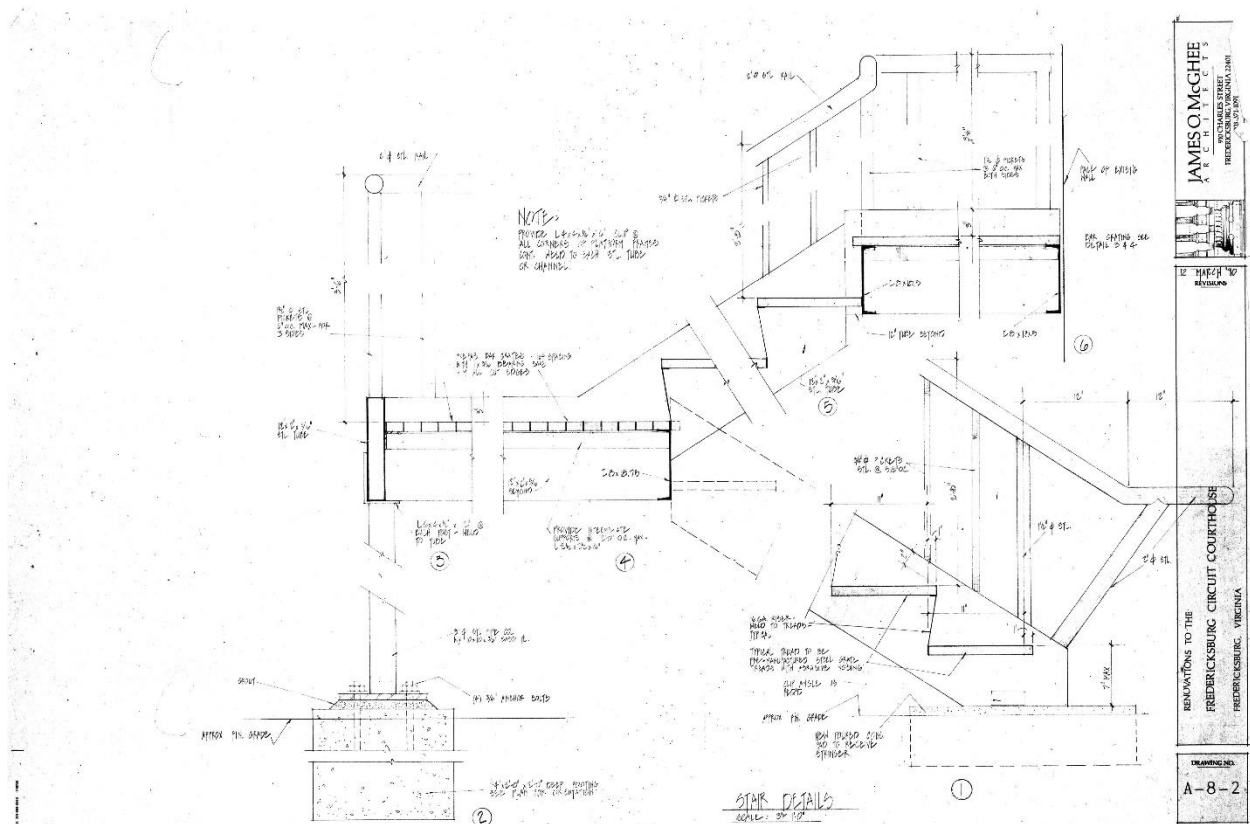
Drawing A-7-2: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Second Floor – Reflected Ceiling Plan. Courtesy City of Fredericksburg.



Drawing A-7-3: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Partial Plan – First Floor @ Right Side, Partial Plan – First Floor @ Left Side, Rated Wall/Ceiling Detail. Courtesy City of Fredericksburg.

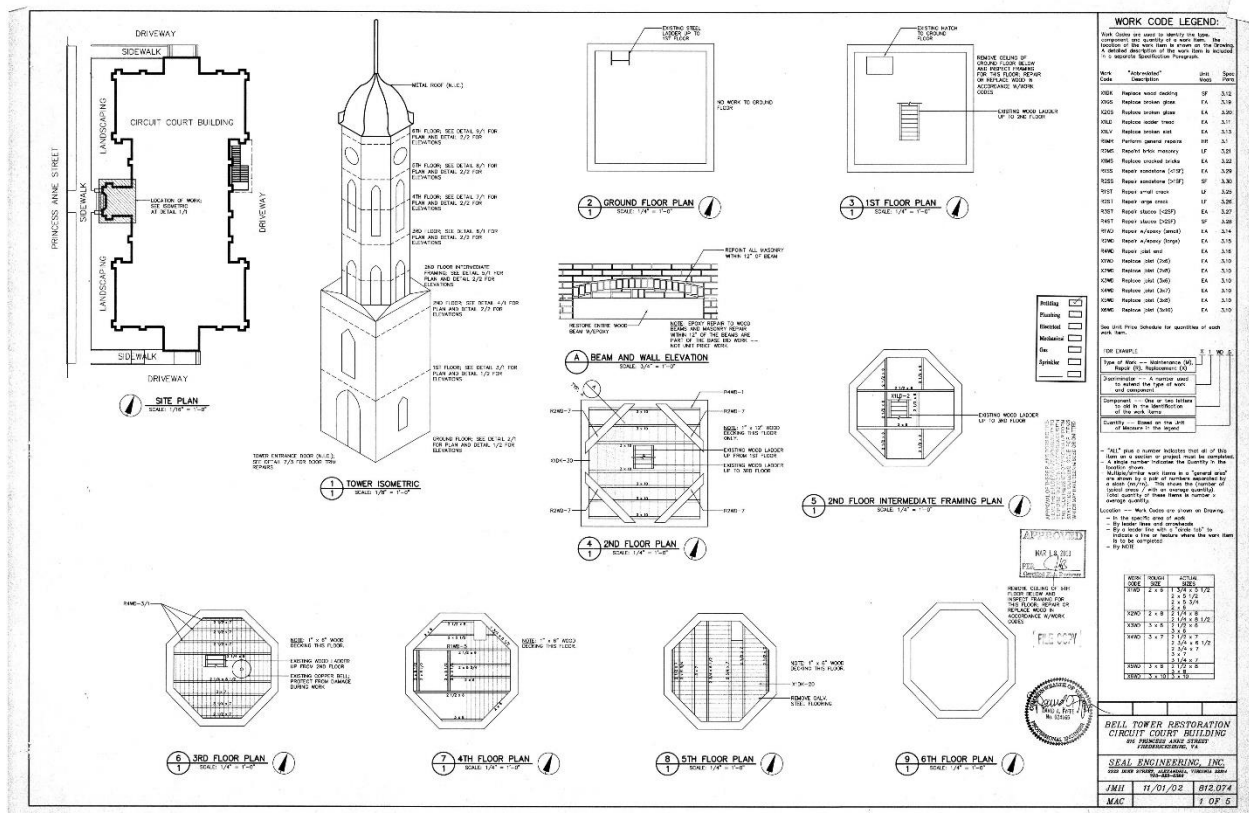


Drawing A-8-1: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. New Stair Plan, Stair Elevation. Courtesy City of Fredericksburg.

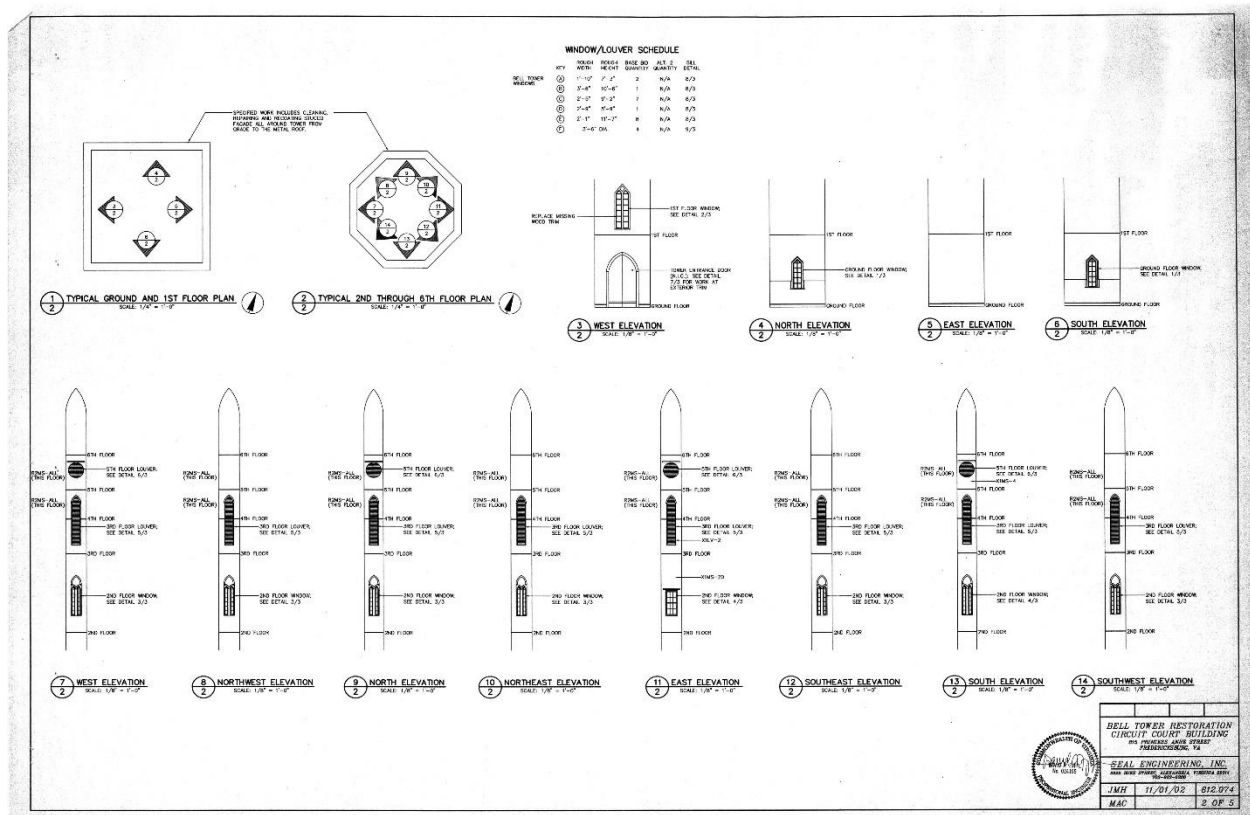


Drawing A-8-2: Fredericksburg Courthouse, James O. McGhee Architects, *Renovations to the Fredericksburg Circuit Courthouse*, 1990. Stair Details. Courtesy City of Fredericksburg.

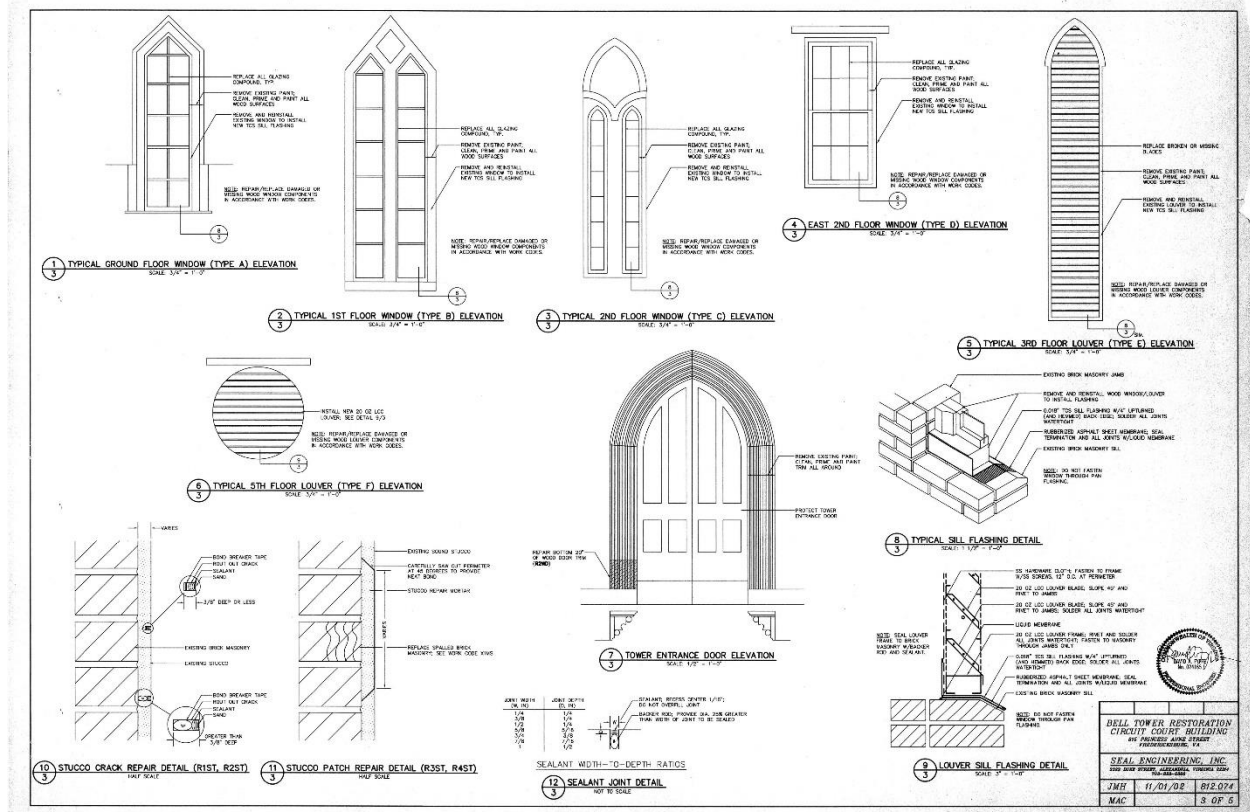
Appendix 7:
Seal Engineering, Inc., *Bell Tower Restoration Circuit Court Building*, 2002



Drawing 1 of 5: Fredericksburg Courthouse, Seal Engineering, Inc., *Bell Tower Restoration Circuit Court Building*, 2002. Site Plan, Tower Isometric, Floor Plans. Courtesy City of Fredericksburg.



Drawing 2 of 5: Fredericksburg Courthouse, Seal Engineering, Inc., *Bell Tower Restoration Circuit Court Building*, 2002. Typical Floor Plans, Elevations, Window/Louver Schedule. Courtesy City of Fredericksburg.



Drawing 3 of 5: Fredericksburg Courthouse, Seal Engineering, Inc., *Bell Tower Restoration Circuit Court Building*, 2002. Typical Window and Louver Elevations, Tower Entrance Door Elevation, Sill Flashing Details. Courtesy City of Fredericksburg.

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Drawing 5 of 5: Fredericksburg Courthouse, Seal Engineering, Inc., *Bell Tower Restoration Circuit Court Building*, 2002. Sheet Specifications. Courtesy City of Fredericksburg.

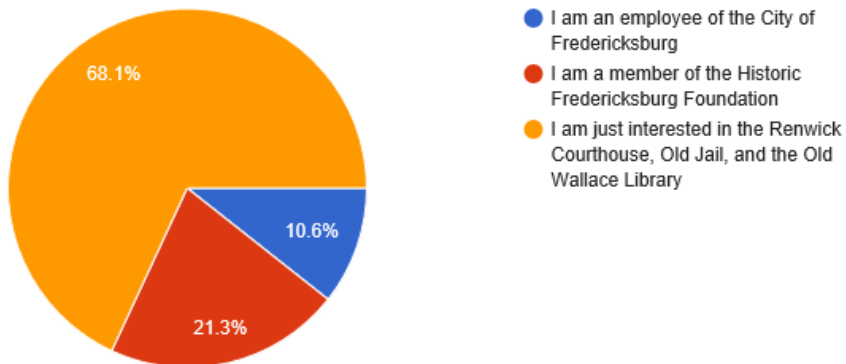
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Appendix 8: Historic Structures Report Survey

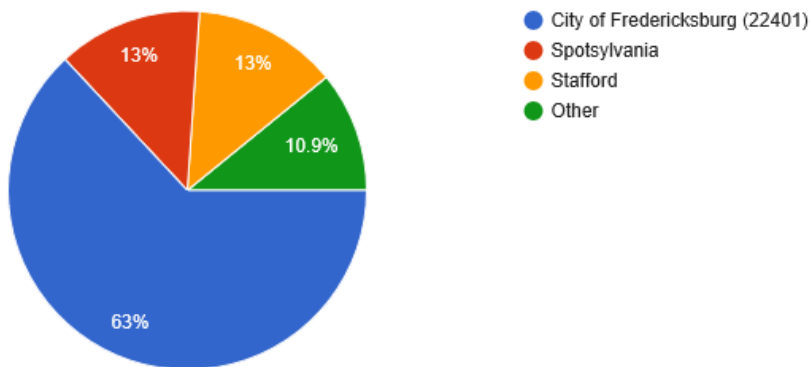
Between December 2015 and February 2016, the Commonwealth Architects team conducted an online survey distributed to citizens of the greater Fredericksburg area, by way of the City of Fredericksburg web site. The survey was an effort to gauge public opinion regarding the Renwick Courthouse, Wallace Library, and Old Jail. The response to the survey was excellent: 48 responses were received, some with extensive comment. The survey returns are included in this appendix. Multiple-choice questions are summarized in tables, and descriptive responses are included in their entirety, without editing (personal information, such as names and contact information, are not reproduced here, however).



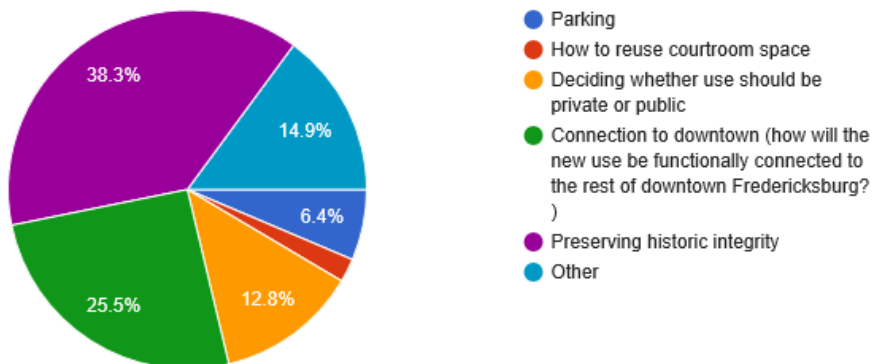
What is your connection to the Renwick Courthouse, Old Jail, and the Old Wallace Library?



Where do you live?



In your opinion, what are the biggest challenges facing the Renwick Courthouse, Old Jail, and the Old Wallace Library?



1. There are a great many historic sites in Fredericksburg. Moving forward, what could be done at the Renwick Courthouse, Old Jail, and the Old Wallace Library to allow it to stand out more prominently in Fredericksburg?

- Trimming back the trees which currently graze the primary façade of the courthouse would make the building appear more prominent.
- Interactive signage and/or exhibits at the complex telling its history Great new use that draws in many people
- The space should be used to house a business or activity that would, itself, be a draw for the city without hiding the nuances of the structures themselves. The trick should be to re-purpose the space while keeping the integrity of not only the structure but the purpose it was originally built for.
- Community functions.
- come up with a reason/function for residents and visitors to come to the building
- Repainting the outside. It looks dingy. Perhaps painting it red to match the Smithsonian castle?
- I feel that public awareness would be key, no matter what we do. By "public awareness", I mean that citizens should be allowed to make an informed decision on what is to be done, and through that should come an explanation of the building and why it is important, as well as an understanding of what the building has to offer in terms of historic importance, architectural importance, and resident cultural heritage. We, as citizens of Fredericksburg, can't decide whether to keep or discard, rent or make public these buildings unless we understand what it is that makes them valuable.
- KEEP ITS HISTORICAL INTEGRITY! Make the public aware of the history and its link to John Renwick.
- Better signage on site, media campaign at Visitor's Center, website, etc.
- Trying to preserve the historic integrity and architectural features of the building is important while utilizing the space for commercial and private use. I think it is very possible to do that while renovating the courtroom space. If it ends up being a public or commercial space, it would be nice to see a permanent exhibit in a hallway or entrance way detailing the historic significance of the building in Fredericksburg and in the Civil War.

- I saw an editorial in the F-L Star suggesting it could be used as the replacement building for the McKann Museum. Although I have not been in the Renwick building, etc., I do think that this building could hold a mix of what is currently in the McKann and Old Town Hall buildings. Some things would fit better in Town Hall and some better in the Renwick. They are close enough to be a 2-part Museum. A gift shop for the Museum might fit in some part of these buildings. In most cases Museum displays are self-standing and only lighting would need added to a ceiling grid. I have been in a few old churches in England converted to museums and it works surprisingly well. Parking is not an issue because museum traffic is usually low. Also the bank on Amelia St. is providing more spaces when it is sold according to today's paper.
- History tours, special events, displays, theatre
- My understanding is that the city has a large trove of antiquities and archeological objects recovered over the years from various downtown construction projects that have never been displayed. Fredericksburg should invest in the creation of city operated or joint city-FAMCC operated exhibit space that would be free of charge to visitors. We need space to tell the comprehensive story of Fredericksburg. FAMCC's McCann Center and Town Hall exhibits did that well, but with the loss of McCann, a revived FAMCC needs more space than Town Hall can provide, especially if the city were to fully tap into its unseen collection.
- The Renwick "courthouse" is already a prominent landmark. It was not always a courthouse. Other than the UMW auditorium or the nearby St George's Episcopal Church sanctuary, or the outdoor steps of the CRRL and the Market Place beside the FAMuseum, where can people attend INDOOR concerts, theatrical performances, vintage movies, etc., downtown? If the city truly wants to support the arts, it should have a special place for them.
- I think it stands out well, I think it's history and prominence should be highlighted.
- Better PR work with advertising on a larger geographic scale to attract visitors to our town's history....thus increasing revenue.
- Preserve it as is. It is already a prominent landmark in Fredericksburg, and there is no reason why it needs to become more prominent.
- Finding a way to create relevancy. Perhaps by including performing arts-centric spaces in the plans. Having the spaces (and they are 3 separate spaces) "stand out" is a goal? Clearly the Renwick, with it's tower, already is visually significant to the skyline. The Old Jail and Old Library - not so much. So if "standing out" is the goal, their stories need to be told.
- Could it be a bigger Visitors Center? Maybe with a bigger gift shop? Museum space? Trolley could load/unload in the driveway rather than on a city street.

- Renwick could be the home of the Fredericksburg Museum artifacts.
- the buildings are important civic resources. They should remain in service of the community - not for private profit and certainly not for any confederate museum (ok maybe the jail - just kidding). But they should not be heavily retro fitted for any particular tenant. These structures should continue to unite our citizenry.
- Utilization of the side yard and area around the courthouse for public events. At present there is limited public interaction with the buildings, particularly the Wallace Library and the Jail, even before the court house functions moved.
- Public use. The old courthouse should be used as a museum, HFFI Offices and economic development offices
- Restore the Renwick bldg to its original exterior & keep all 3 of the buildings for public use.
- Continue the library free access to all, make old jail & court house free for tours for city residents & charge all others \$2.00-\$5.00 just like dixon pool
- The Renwick Courthouse and Old Wallace Library do not need to stand out more prominently.
- Both the Renwick Courthouse and Wallace Library already stand out prominently and their prominence can be more easily degraded than improved. The jail is hidden and should remain so.
- Interactive signage and/or exhibits at the complex telling its history. Great new use that draws in many people
-
- The Wallace Library could be an excellent small performance venue for our community performing arts organization's. This would create another draw for downtown, make use of a building the city already owns, and address a problem that has existed for many years.
- I think the complex should be an arts campus with performing arts space.

- Put the museum there.
- Renovate the buildings for mixed commercial and office space. The location next to the courthouse and Caroline Street should help get some additional law firms to relocate downtown.
- Renovate for public use, while retaining historic significance.
- I don't know that the site is viable as a stand-alone historic site to be visited, but I think the structure's integrity is a critical piece of the Historic Fredericksburg landscape. The skyline and architectural character are essential Fredericksburg. I would love to see an adaptive reuse project undertaken here that preserves the building's historic integrity to the highest degree while also being maintained as a successful business (or other venture) could afford, unlike a questionably successful historic site open to visitation.
- No need for any of these buildings to stand out more prominently.
- Make it an attraction that draws visitors interested in Fredericksburg.
- The term, "Moving Forward" now apply it toward these old buildings. They have served their purpose and it is time to move on(forward). Expensive upkeep at the sentimental feelings of very few residents!

2. Do you have any suggestions or comments about any aspect of the Renwick Courthouse, Old Jail, and the Old Wallace Library? If you do, please share them below.

- City shouldn't suffer from paralysis by analysis on this crown jewel. Let's put it back to use.
- The courthouse room itself should not be sub-divided. the space should remain open. The second floor of the south wing should be re-opened and the present dropped ceiling removed to expose the beautiful concealed scissor trusses. The jail would be excellent office space. The Old Wallace Library should have the non-historic second floor removed to open up the historic double-height space. The library would make for a neat restaurant space.
- These are wonderful old buildings. The City will need to be mindful about the cost of preserving these buildings as we re-purpose them going forward. The City should handle the costs of renovations to make them safe and secure, and functionally stable. Afterwards, the City should consider whether and how to

partner with private sector entities to re-use aspects of the old jail and perhaps the Wallace Library building to re-purpose these buildings and have private sector funds assist with additional renovations. The Court building will probably need to remain in public ownership - at least the second floor court space.

- I think a moonshine distillery in the courthouse with a sister bed and breakfast in the jail and library would be an amazing addition to the town, a profit center and could highlight the character of the structures.
- They need to be used frequently by paying customers. Do not try to preserve & display them like museum pieces. The old Maury school, after long costly delay, got a reasonable function.
- Perhaps set up several days when residents and other interested parties can tour the building. That might stimulate useful suggestions.
- **KEEP THE HISTORY!** Fredericksburg wouldn't be "the most historic city in America" if we got rid of things. And keep it accurate!
- Turn it into a performance space, allow local groups to use it for music, theater, dance, etc.
- The building is not only beautiful on its own, but it plays a huge role in the overall landscape of our historic city. It would be a shame to alter that landscape significantly just to save money on a renovation of a historically significant building, both locally and nationally.
- Consider using a portion of the space for a library focused on documents concerning the full scope of city history. We should encourage more historical tourism, but make efforts to expand from the typical (but still hugely important) Civil War tourism.
- See above. I don't think the three structures need to be tied together into a cohesive whole, that is, use. Does the school sys want to keep the Old Wallace Library? Let it. I don't know what purposes the old jail could serve, but I'm sure there are many.
- Because of the importance of the architect and architecture, I would like to see a portion of this space dedicated solely for showcasing local arts. This space could help unify our city's rich arts community which currently relies on the private sector to showcase their talents.
- The Fredericksburg Historical Collection should move to the Renwick Courthouse.

- Preserve, preserve, preserve. Each of these buildings are integral to Fredericksburg's history. Put the time and money in now to ensure their preservation. If a well-thought out plan is put in place now, time, money, and frustration will be avoided in the future.
- Mixed use would be preferred - something that creates foot traffic into the buildings to appreciate them. Perhaps office space for the Museum so they can use the entire Town Hall for exhibits?
- They should be preserved. While it's true there's many historic sites in the area, it's pretty much impossible to have TOO MANY. After all, you never know when some bozo contractor is going to come along and accidentally demolish one.
- Please, please, please don't let it be turned into more million dollar condos.
- I am not as much a fan of restoration as preservation treatment. Restoration components may have their place (I.e. Remove the dropped ceiling to expose the wooden truss system), but putting money into restoring the parapet walls or removing the cornice on the steeple should be delayed or postponed.
- I would encourage the collection where and when possible of quantitative data during the investigation process. Even though the building is not being used and HVAC systems are not fully engaged, data collection (temp, dew point, RH) can help with later evaluation and indicate possible concerns (i.e. temperature gradients between a furnace room and rooms above which might lead to in wall condensation).
- If any artifacts display them for all to view
- In re-purposing the old courthouse, it should find a respectful new use. A suggestion that would require further study: Might the courthouse, once its internal climate is stabilized, be used to house the present library's Virginia history room, now in the basement of the building which is in the flood plain. A flood event that brought waters to the first floor of that building would ruin a vital history collection before it could be moved to safety.
- Restore the courthouse (interior & exterior) to its 1949 configuration - tear down the 1930s jail behind the courthouse and use the space for parking - the only portion of the jail shown in Renwick's sketches of the complex is the lower portion now accessed via Hay Scale Alley (aka Jail Alley) [sketches are in Court Archive]. - convert Wallace Library to visitors' rest stop - perhaps with concessions inside
- The courthouse room itself should not be sub-divided. the space should remain open. The second floor of the south wing should be re-opened and the present dropped ceiling removed to expose the beautiful concealed scissor trusses. The jail would be excellent office space. The Old Wallace Library should have

the non-historic second floor removed to open up the historic double-height space. The library would make for a neat restaurant space.

- While there are challenges to the courthouse and old jail, the city could support a performing arts venue in the Wallace library. Start small and let a local nonprofit performing arts group build it up.
- No one locally seems to know that Renwick designed the Smithsonian castle and St. Patrick's Cathedral. I didn't know it until I read an article in *Fredericksburg Today*. The new owner should be bound by covenants that protect the gothic design of this building.
- To me, the cupola remains a signature piece of the Fredericksburg skyline. The loss of the defining characteristics of the building would be immense.
- Revising my earlier suggestion, I believe the old Wallace Library building (not the courthouse) should be utilized to hold the central library's Virginiana collection. This presently is located in the basement of the library, which is in the flood plain. A flood event would mean the loss of most of that collection. Also, I would strongly suggest that the courtroom be used for local little theater productions, an urgent need. The old jail is of dubious historical value.
- Use as a Fredericksburg Museum in connection with the recently closed museum
- It's modern day living or trying to re-play history in Fredericksburg. Can you make this happen with the current building environment in this year of 2016? The past cannot be replayed and time moves forward.

3. What are the most important, character-defining characteristics of the Renwick Courthouse, Old Jail, and the Old Wallace Library that you would like to see retained and preserved?

- Courthouse itself -- would be great to see the courthouse part of the structure converted back to being all on one level.
- The courtroom space in the Courthouse. The remaining jail cells complete with prisoner graffiti in the jail. The double-height windows of the library.
- The second floor courtroom space in the Renwick building should remain open and perhaps be expanded upon. It should not be cut-up for offices or have renovations done to it that fundamentally alter the nature of that space. The turret and the exterior of the Renwick building are also quite unique. The City should consider ways to open up the turret and other features of the Renwick building that are hard to access. In addition, the City should consider removing the cage elements of the holding cells in the Renwick building so that access is restored to the windows. There is no more need for the cages for use as holding cells.

- The parts that make them those things. Jail: The cells should be maintained in single or double person overnight lodging as a hostel. Courthouse: the bench, jury box and attorney desks could be retained while hollowing out the gallery and installing the stills in the lower floors, visible from the gallery from a cat walk.
- The exterior of the courthouse is very ugly & people are awed because of the celebrity architect. It has "graced" our skyline for a long time though. The courtroom itself is quite beautiful, best I've ever seen, & should top the list in terms of preserving it as is.
- Would like to see it restored to the original design.
- the architecture
- The tower.
- ARCHITECTURE. Please. Retain the historic fabric of the building- make the important parts visible, to remind visitors of the value of the building- such as the truss system in the old courthouse. It's incredible and beautiful, and just seeing it triggers awe and appreciation for the carpenters and architects of that time. This is what needs to be preserved- its integrity.
- ARCHITECTURE
- Exterior facade, bell tower mechanics.
- The lancet windows and entrance tower. Although I do appreciate the flared eaves of the gabled roof, in historic images it shows the gabled ends of the building had stepped parapets. Would be pretty neat to bring those back!
- Architecture
- Cupola.
- Exterior historical integrity w/ historic marker signage, appropriate interior uses for groups of different sizes and purposes, whether non-profit or public / private partnerships.
- I think keeping it a city property, open to the people is our top priority. It is a legacy of a city council long ago and it would be a slight on this administration to lose it.
- The architecture and history are imp. and should be preserved.

- The parapet walls with no cornices on the Courthouse.
- I'm only familiar with exteriors. Please maintain them as close to the original as possible.
- Renwick Courthouse: everything. Preserve it. Old Jail: window bars are really cool. Library: the yard & the entrance. Also, people have been tearing up the wall behind it at the alley entrance. It needs repair or it will fall apart.
- Exterior architecture.
- To lump all three of these together and in an open-ended question is a bit brutal. Not enough time to list all things here. And if the HSR is of quality, it should have these decisions made for us - solidly based on the physical fabric and its history!
- Tower and wood windows with actual muntin profiles for the court house as well as the hammer beam system in the courtroom. I would also caution against restoration of the tower to Renwick's original design...this does not conform with Sec. of Int. Standards. I have had limited time to look at the interior of the Wallace library or the jail house but both exteriors appear to relatively intact. The jailhouse has some art deco features which are somewhat unusual for Fredericksburg.
- All of it
- All original portions of each building.
- Some of the bricks, flooring, doors
- The look of courthouse and old library.
- Courthouse interior - restore to immediately post 2nd floor addition and abate moisture and mold - Courthouse exterior - preserve as is with improvements to storm water runoff and new roof - "old" jail - not built contemporary to the courthouse and not worth preserving - Wallace Library - exterior design
- The courtroom space in the Courthouse. The remaining jail cells complete with prisoner graffiti in the jail. The double-height windows of the library.
- Keep the exteriors as is

- The gothic design and its turrets. Boston and Philadelphia take great pains to protect their historic gems. It's difficult to say no to money but the brick townhouse buildings on Amelia Street are awful! Let's preserve the charm of downtown!
- The exterior of the Wallace Library and the Renwick Courthouse.
- Outside facade should be retained, but inside should be completely renovated.
- Their history. Connection to Renwick. Beauty of structures.
- The cupola and its general architectural structure and appearance.
- The character-defining characteristic of the courthouse is the Gothic look! A Norman appearance would be alien and out of place, no matter what the background.
- Historical architecture.
- Directional lightning Rod on old courthouse should be moved to new courthouse. Is the old jail still, and who knows and the same for the Library.

4. What advice would you offer the City of Fredericksburg as it looks to the future of the Renwick Courthouse, Old Jail, and the Old Wallace Library?

- City shouldn't suffer from paralysis by analysis on this crown jewel. Let's put it back to use.
- Sensitive rehabilitation is our friend.
- No advice.
- Look to support a young entrepreneur to develop the site as a draw for the city.
- Restore them no matter the cost.
- Don't let it sit empty for too long. There are too many empty buildings downtown.
- Continue to appeal to the public for ideas and feedback. We have to live with it, deal with the parking issues it may face, and -god forbid- live with the regret of irreparably damaging the buildings, through

alterations, inappropriate use, or other. There are a great deal of concerns that face Fredericksburg citizens, and it's important that the community be involved the entire way of the decision-making process.

- Use the resources around you! The University of Mary Washington Historic Preservation Dept, History Dept, HFFI, local museums and shops and THE PUBLIC
- Keep it available for public use, don't sell to private entity.
- I find it all to common in our city that our council and government tends to lean away from not only preservation, but adaption and reuse. It is already refreshing to see this survey being given, shows me that hopefully we are taking steps in the right direction as a locally and historically significant city. I would hope that we would stray away from poorly preserving or completely demolishing this historic building, but instead do it in a way that is ethical, responsible, and overall more beneficial for the city in the long-run. There are plenty of historic downtowns that can properly preserve and reuse while still keeping up with the economical and commercial demands of their areas.
- I can't talk about the use of the Renwick for a Museum without mentioning that I worked in Town Hall Museum. If all the McKann items are moved into Town Hall, this still does not allow for offices and storage, and preservation, and other tasks that the public does not see. I think the history of the town and area should be expanded in the Renwick also, to include buildings and battles, and people not currently noted in the McKann or Town Hall areas.
- Look forward, but preserve the past
- You need to invest in preserving and protecting your structural heritage in order to claim to be an historic city!
- I think returning the exterior to the architect's original plans would honor his legacy and the Renaissance occurring downtown.
- Think "outside the box" with programs that could be offered.
- Emphasize the analysis portion of the Historic Structures Report. Baseline readings for humidity, temperature, etc. are vital for diagnosis of problems and for planning for future compatible uses. Take the time to figure out what problems exist and take the steps to ensure that further/new deterioration does not occur from the renovation.
- PLEASE do not tear them down.

- Again-please-no more high priced condos. Seriously. There just aren't that many millionaires in this town who want that kind of lifestyle.
- Please do not lose the quaint exteriors! If Fredericksburg becomes modernized, we will lose our identity (and consequently, the tourist revenue!)
- Keep them open to the public or in service to community. Not a private shop that is limited only to customers.
- Move slowly and avoid demolition of material when possible (wood windows). Once items are removed they are gone for good. This is particularly true of any LEED certification process (which is industry driven...i.e. Home Depot and does not look towards retention of historic materials although such retention is incredibly green!). Seek second opinions when necessary about historic material and always question the report making sure to look for substantial evidence (archival and observational).
- Look to other cities that have capitalized on their historical buildings for inspiration and advice.
- Do not raise taxes to complete renovations. The city gets money from property taxes(paid on time & late), tickets, etc
- Preserve the courthouse and old library for future generations. DON'T Normanize. Put the stabilized courthouse to a respectful new use---no restaurants or tourist traps..
- Maintain ownership of the courthouse so that a developer can't gut it - perhaps offer it to the FAM&CC for their use - tear down the jail (cinder block and rotting concrete) - Use Wallace Library as rest stop or sell to a developer to help offset courthouse restoration \$\$\$
- Sensitive rehabilitation is our friend.
- Don't miss an opportunity to address a true community need with cultural and economic benefits
- You spent tons of money on that consultant who said we needed to preserve our historical buildings (thanks Capt Obvious) and focus on the river to attract more visitors. To have a building(s) that was designed by Renwick should be a boon to downtown. Don't bastardize the building a la Fred Baptist Church. Reserve the integrity of the design.
- Do not use it for private purposes nor alter the setting or architecture. This building is and should remain one of the preserved and properly re-purposed properties in the City.

- Preserve!
 - Please bear in mind the value of our historic resources in Fredericksburg. These resources are part of the fabric of the community. Every time we tear down or change beyond recognition a historic site, we send the message that we don't value our past and the community's roots as much as we value a consumptive, quick-construction world. It is why we can't have nice things, and we should work harder to retain the character we have.
 - See above
 - Photos, history of Fredericksburg, possible genealogy of Fredericksburg residents. Change exhibits often to encourage revisiting.
 - The useful life is gone and should be removed/tear down for parking(PARKING) and other modern day structures.
- 5. Do you have any memories of the library, the jail, or the courthouse that you would like to share? If so, please share them below. If you would like to talk in more detail about those memories, you will have an opportunity to let us know below, and we will be happy to contact you to follow up.**
- Sitting there for long periods of time waiting for the case I was covering to be called.
 - The City did some renovations of the old jail that put it back in use about ten years ago. This was also the point in time that the north end of the building was cleaned out and secured. The City's Public Facilities crew did a lot of hard work in cleaning out this area and securing it so that it can be used in the future, and not continue to deteriorate.
 - My husband and I got our marriage license at the Renwick Courthouse in 2011. I know it's not a historically significant memory, nor particularly exciting, but the last time I walked in (Candlelight tour 2015), I was strongly reminded of our joy and anticipation. These places that help form memories that take place at a turning-point in our lives are vital to remembering who we are, and who we once were. I take comfort from knowing that I can walk somewhere nearby and have such a strong memory of such a joyful part in my life- and if it's damaged, there is no way to get that back.
 - It was always a place for good research while at UMW

- I once served on a petit jury in the courthouse which enabled me to see the wonderful interior "courtroom" space, and where I learned that the thermostats were controlled in Richmond! (How nutty is that?!)
- I've only been living in the area about 2 years. I'm sorry I don't have more to contribute. The buildings are fascinating, though. :-)
- I was empaneled on a jury in the courthouse once. I was a bit distracted from my job by where I was and what I was doing there. It's a really beautiful room. "12 Angry Men" was a truly inspired idea too!
- None
- Many hours researching courthouse documents for the history of old Fredericksburg houses (marker program).. Serving on juries in the unique courtroom.
- Yes - worked as court archivist for 26 years, about 20 of those years in the Renwick Courthouse. The Court Archives holds some Renwick Courthouse & jail drawings as well as plans of 1940s and 1990s renovations. During my time in the Renwick Courthouse I "watched over" the building for moisture problems, bringing deficiencies to the attention of the City's building managers
- Long hours of research in courthouse records to trace the histories of Fredericksburg houses for the HFFI marker program.
- Yes, as a kid. Every city that you go to has old buildings. So why try to make something out of nothing. Most of the time it is not the residents, it's folks that have moved here from other places that want to preserve.

6. Do you have any additional information regarding the Renwick Courthouse, Old Jail, and the Old Wallace Library that you would like to share with us? If so, please feel free to share it below.

- N/A
- No
- If you decide the museum can be moved to this area, I have some skills in exhibits, writing and editing, and visualization of interior space that might be helpful, plus my prior work at Town Hall. So if there was a committee to re-imagine the museum/s in this space, I'd be happy to help. Much of the museum staff is now moved on to other jobs.
- No, but there are plenty of people you should talk to about them, e.g., Barbara Pratt (Mrs Jere "Mack") Willis and other local Virginiana experts; John Hennessy, chief historian of the Fredericksburg/ Spotsy Nat.

Battlefield Park (office at Chatham); Kerri Barile, Dovetail Cultural Resources Group owner / archeologist and chair of the city's Architectural Review Board, et al.

- I live behind the courthouse-literally in its shadow. Please be thoughtful, but without dissolving into years of squabbling that will cause it to fall into disrepair.
- I would like to review a draft of the HSR when it is ready. I am very interested in this report and the outcome of this effort as a fellow preservation professional.
- My father, a fireman in the late 20s/early 30s remembered the "old" jail being built and the use of a shed next to the jail to park Rescue Squad vehicles. Prior to the "old" jail being built the room in the rear of the old fire department building was used as a holding cell. - I strongly encourage you to talk with Roberta (Bobby) Kerr about her research on the Renwick Courthouse complex.
- Don't assume everyone knows what and where they are. There are a lot of people in the city who have not lived here their entire lives.
- Roberta "Bobby" Kerr spent many years researching the courthouse. She may have useful information the city does not already have. If you are contacting respondents and wish to contact me, the info follows.
Thank you.
- No more than I agree with "OLD", and what do you do with old?